

# THE CHAUTAUQUAN

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## The Growth of "Town Planning"

The recent international Town Planning conference and exhibition, held at London, presented gratifying evidence of the rapid progress of a movement at once idealistic and practical. The drawings, charts, maps, designs, illustrations and samples which constituted the exhibit showed what Germany, England, the United States and other countries had done or were doing toward rebuilding old cities or taking care to build wisely in new ones. Men of science and letters, reformers, artists, statesmen displayed a deep interest in the subjects discussed at the conference, and many of the addresses were exceptionally able. Stress was laid on the truth that large, magnificent, inspiring plans were necessary in order to enlist public spirit and civic enthusiasm, but that it was equally essential so to frame the splendid plans that gradual realization of the improvements in view could be undertaken. Paper schemes are sometimes serious obstacles to actual reforms, while, on the other hand, mere details and minor tasks of a routine character, even when recognized to be desirable, have little attraction for the average citizen. His imagination and spiritual nature must be appealed to, and then practical steps, however modest and prosaic, can be successfully taken in the direction of the goal.

What is town planning as now understood? It comprises many things—good housing, wide streets, small and large parks, civic centers, playgrounds, freedom from smoke,

dirt and offensive billboards, clean and well-paved sidewalks, attention to architectural and artistic aspects of urban life. Town planning is hostile to slums, huge tenements, dark and congested flats, misplaced factories, unnecessary noise, poor transportation service. It means light, air, grass and trees, "nature in the city" wherever possible, prevention of all nuisances that render city life either dangerous or unattractive. It means more. As the London *Lancet*, a medical journal of authority said:

Town planning, however, is not simply a question of light and air, space and drainage. Sanitary engineering plays a very important part, but even from the public health point of view art is most essential. We demand the city beautiful not merely because a thing of beauty is a joy for ever, but because joy is essentially a wholesome feeling. Beauty is preventive and curative medicine. It helps to make us happy and therefore to keep us in good health, while if, unfortunately, sickness has successfully invaded our system, we are much more likely to find the necessary vitality to recover in the contemplation of things that are graceful, pleasing, and inspiring than in the contemplation of drab ugliness. Thus, from whatever aspect the question may be viewed, we must congratulate ourselves on the successful gathering of the Town Planning conference. We wish that at the exhibition there had been more ample explanations given and better measures taken to interest the general public. It is the general public that will have to pay for town improvements, and, unless it understands, it is apt not merely to grumble but to vote against the promotion of much-needed reforms. Professor G. H. Reilly said that for the former "benevolent despotism of the great landlords . . . we must substitute an organized democracy." That being so, no opportunity should be lost of educating that democracy.

In other words, town planning involves new conceptions of duty, rights and interests in democracies. It will make great demands on our resources, material and moral, but it will also give us great rewards. If democracy is not to fail in cities, the science and art of town planning must guide public servants, taxpayers and employers of labor in their various enterprises.

**Beauty, Utility and Property Rights**

We have had occasion to discuss the changing attitude of legislatures and courts toward the question of preventing ugliness and assaults upon the sense of symmetry and beauty. New ordinances regulating billboards, or prohibiting them entirely within a certain distance from public parks or on boulevards, have afforded certain courts the opportunity of reviewing the principles involved in the effort to restrict rights of property in the interest of "mere beauty" or "mere esthetics." Their views are not all reassuring, for in some instances—notably in a Chicago case—it has been held that the police power of the state to interfere with rights of private property can only be exercised to protect public order, public morals and public life and health. In other words, while for example, the size or location of billboards on private property may be regulated to avoid danger of life or limb, neither may be regulated because of any consideration relating to beauty of street or park, amenity of landscape, etc.

However, there is sufficient evidence to show that these old-fashioned ideas are gradually yielding to more modern ones, that high courts are being prompted by the new ideas of the general public in regard to the utility and importance of beauty. In the last ten years the tendency in cities, towns and villages to cultivate beauty and foster artistic activity has been sufficiently pronounced to cause a change in the whole manner and spirit of approaching the question. Not unnaturally, the courts, being human and responsive to social and intellectual influences, have reflected this change.

Particular attention has been directed by nature lovers to a decision in a Colorado case, rendered by the federal Circuit Court. The most important issue in the case was whether a private corporation, under a valid charter, could divert a stream that was not being used for any commercial or "practical" purposes, but was serving to enhance the

beauty of a canyon and to maintain vegetation in a lovely piece of scenery. The court held that the stream thus used could not be diverted, because it was being appropriated to a beneficial use, because public health is a beneficial use, as are rest and recreation, and that parks, playgrounds and grass, stream and falls, had great beneficial uses even where no pecuniary profit was derived from them. "The world delights in scenic beauty, but must scenic beauty disappear because it has no cash value?" asked the court.

From this view to the conclusion that private property rights may be reasonably restricted by statute in order to preserve the beauty of parks and boulevards, to provide urban dwellers with facilities for recreation and inspiration, and to diminish ugliness and its bad physical and moral effects, the step would seem to be but a short one. If beauty is entitled to legal protection, why may not the state, under its police power, insist that private citizens, owners of property, shall not so use their fences, roofs and walls as to mar or destroy beauty, or discourage communal interest in its cultivation?



### Our First Garden City

There are now many garden cities in England—little towns laid out after a definite plan designed to conserve the beauty and inspiration of the country atmosphere and to prevent ugliness, filth and overcrowding. The first American garden city is to be established by the Russell Sage Foundation near Jamaica, Long Island, New York, and the published features of the plan promise a most attractive and hopeful experiment.

The scheme is not entirely philanthropic, but it is educational and social. Flat-dwellers of small means, occupiers of dilapidated, decaying houses, tenants of tenements will be able to buy on convenient terms or rent the brick or cement houses of the garden city, which is to be named For-



est Hill Gardens. They will be assured of comfort, quiet, good taste in construction and arrangement, enjoyment of trees, grass, and bird life. The tract comprises 142 acres, and will furnish accommodation to 7,000 or 8,000 persons.

The main thoroughfares are to be direct, straight and ample; the residential streets will be short and winding; the houses will be set back, among lawns and gardens. There will be a village green, a number of other small parks, and a recreation center. The business buildings will be grouped in the station square, where a large apartment hotel will also be erected.

The Foundation expects to realize a reasonable dividend on its investment, though the rental will be as low as \$25 a month for the average house. It hopes to induce intelligent real estate concerns to take up town building along such "garden city" lines. There is no reason, as has been said, why the coöperative building and loan societies should not venture into this field, or why new coöperative bodies should not be organized for the purpose. With modern transportation facilities, garden cities can be built even within a few miles of large industrial centers.



#### Carnegie Millions to Promote Peace

Andrew Carnegie, for years an advocate of arbitration and peace, has turned over bonds valued at \$11,500,000 to twenty-seven trustees for the purpose of carrying on a campaign against war. The trustees, or several of them, are eminent men—educators, statesmen, lawyers, philanthropists—who deeply sympathize with the ideals and objects of the donor. They are given power to fill vacancies and to add to their number; they also have full authority to determine from time to time how the cause of peace may best be served and the tradition of war best undermined and destroyed. The trust is perpetual, and so will be the foundation. Mr. Carnegie has made certain suggestions to the

present trustees, but he realizes that it would be unwise and injurious to attempt to bind them or their successors by too definite articles or limitations based on temporary conditions. There are no women among the trustees, and the failure to name a few noble, leading, influential women is strange, since women have done much for peace, humanity, amelioration and good will among men.

A gift like Mr. Carnegie's to a cause like that of the gradual abolition of war cannot be condemned or sneered at, but there is a disposition to question the utility of the foundation. This attitude, solemnly assumed, is shallow and silly. The foundation will not revolutionize the world or suddenly convert naval, military and diplomatic experts to disarmament and arbitration. But it cannot fail to do good, to build up an effective sentiment, to strengthen and reënforce existing peace agencies. It can and will advocate more and better arbitration treaties; it can and will advocate the submission of more and more serious disputes to the International Court at The Hague; it can expose the fallacies of the jingoes and alarmists; it can take advantage of opportunities and occasions to strike telling blows for mediation and arbitration. It will have its ideals, but it will endeavor to be practical and efficient.

"Scares" will come and go; the threadbare nonsense of the advocates of more ships and larger armies, of greater waste and heavier taxation for "defense," will continue to be iterated and reiterated. The need is for permanent teaching and preaching of common sense and justice and true honor, for steady pressure in the interest of arbitration and limitation of armaments.



### Two New American Constitutions

Much has been said about radical or insurgent platforms and radical bills as indications of the trend of things. State constitutions are more serious instruments than bills

or convention platforms, and their reflection of the spirit of the age is more significant.

New Mexico and Arizona, having had statehood conferred upon them by congressional legislation, had next to draw up and submit proposed constitutions. The constitutional convention of New Mexico was controlled by Republicans and conservatives, that of Arizona by Democrats and radicals. The former intended to draft a simple charter and to leave many pending questions to the legislature. The Arizona convention intended to anticipate, prevent and control, to safeguard popular rights, impose reforms by organic law and render reactionary legislation difficult if not impossible. The respective constitutions of these two bodies present an interesting contrast. Each has its defenders and its critics, naturally, but to the philosophic observer the understanding of the ideas and tendencies they respectively embody is more important than the merit or demerit of particular features in either of them.

Here are things which make the Arizona constitution advanced and radical:

- Initiative and referendum.

- Amendment to the constitution by a majority vote of the people upon the initiative of 15 per cent of the voters.

- Recall of all elective officers.

- Direct primaries.

- Direct advisory primary for United States senators.

- Anti-lobbying clause.

- Non-partisan election of the judiciary.

- Juvenile court, with the age of criminal responsibility fixed at 18.

- Rigid corporation regulation, with a provision designed to abolish "wildcatting."

- Physical valuation of railroads as a basis for rate regulation.

- Corporation commission with wide powers.

- Employers' liability provision abrogating the fellow-servant doctrine.

- Elimination of probate courts.

Some of these features are commended by all, others are regarded as unavoidable, but the recall, the corporation clauses and the provisions for "easy" and speedy processes of constitutional amendment are adversely commented upon

in many organs of moderate opinion. Indeed, Congress and the president are urged to withhold their approval from the constitution on these grounds.

The proposed organic charter of New Mexico has a referendum provision but none relating to the initiative. It has a stringent anti-pass clause, and provides for an elective corporation commission to supervise corporations and regulate rates. The fee system in public offices is abolished; separate schools for Spanish-Americans are prohibited; discrimination in suffrage or duty on account of inability to speak English is likewise prohibited. It is made rather difficult to amend the constitution. In short, concessions are made to radical sentiment in a number of ways, but, on the whole, the charter is considered "safe and sane" for a new southwestern state. Will it be approved while that of Arizona is disapproved? Or will Washington decide that dictation and interference would be bad policy even in an "extreme" case?



#### More Census Figures and Facts

The total population of the "American empire"—including the Philippines—is now about 101,100,000. The population of the United States and its nearer possessions is 93,402,150. The population of "continental United States"—the states and territories—is about 91,973,000. The gain for the decade since the last previous enumeration in the country and its contiguous territories is about 21 per cent, or over one-fifth.

This rate is lower than that anticipated by some writers years ago, but it assuredly is not a discouraging rate of growth. It was, however, smaller than that of any other decade except 1890-1900, when the gain was at the rate of 20.7 per cent.

Only one state, Iowa, has actually lost population. All the others have gained, the range being from a little over

one per cent to 120 per cent. The far West had the highest rate of increase; next come the eastern manufacturing states; next the middle western and a belt of southern states; finally, we have a group of states in the central section of the country with rates below 10 per cent. The first indications of the census returns were not wholly symptomatic. The growth of the country has not been even.

There has been no *general* decline in rural population, but 440 counties in the northern middle section—including Indiana, Ohio, Illinois, Missouri, Kentucky and Minnesota—have lost population. The tendency to leave the farm and the village in favor of the big city is not as marked as some have thought, but, on the other hand, there are few signs of a "return to nature."

Western, undeveloped states and territories, with free land, abundant resources, irrigation enterprises and the attractions of pioneering, made gains at the expense of settled agricultural states. On the other hand, old and settled states largely engaged in manufactures "boomed" astonishingly, thanks to immigration and abundant labor, as well as to the increase of exports and the expansion of the home market for commodities. The estimated increase among the native-born is about 10,000,000—a figure which furnishes little support to the race-suicide agitation; but limited investigations have shown that in certain rural communities the size of the family is undergoing reduction and the birth-rate steadily falling. How far this phenomenon is local and peculiar is a matter for investigation.

For convenience and reference we reproduce here the following table, showing population by states, the increase since 1900, and the percentage of gain:

STATES.	1910.	1900.	INCREASE	
			—1900 to 1910—	P.C.
			Number.	
The United States (inclusive of Alaska, Hawaii and Porto Rico).....	101,100,000	77,256,630	.....	.....

## Highways and Byways

Continental United States			
Alabama	91,972,266	75,994,575	15,977,691 21.0
Arizona	2,138,093	1,828,697	309,396 16.9
Arkansas	204,354	122,931	81,423 66.2
California	1,574,449	1,311,564	262,885 20.0
Colorado	2,377,549	1,485,053	892,496 60.1
Connecticut	799,024	539,700	259,324 48.0
Delaware	1,114,756	908,420	206,336 22.7
District of Columbia	202,322	184,735	17,587 9.5
Florida	331,069	278,718	52,351 18.8
Georgia	752,619	528,542	224,077 42.4
Idaho	2,609,121	2,216,331	392,790 17.7
Illinois	325,594	161,772	163,822 101.3
Indiana	5,638,591	4,821,550	817,041 16.9
Iowa	2,700,876	2,516,462	184,414 7.3
Kansas	2,224,771	2,231,853	*7,082 *0.3
Kentucky	1,690,949	1,470,495	220,454 15.0
Louisiana	2,289,905	2,147,174	142,731 6.6
Maine	1,655,388	1,381,625	274,763 19.9
Maryland	742,371	694,466	47,905 6.9
Massachusetts	1,295,346	1,188,044	107,302 9.0
Michigan	3,366,416	2,805,346	561,070 20.0
Minnesota	2,810,173	2,420,982	389,191 16.1
Mississippi	2,075,708	1,751,394	324,314 18.5
Missouri	1,797,114	1,551,270	245,844 15.8
Montana	3,293,335	3,106,665	186,670 6.0
Nebraska	376,053	243,329	132,724 54.5
Nevada	1,192,214	1,066,300	125,914 11.8
New Hampshire	81,875	42,335	39,540 93.4
New Jersey	430,572	411,588	18,984 4.6
New Mexico	2,537,167	1,883,669	653,498 37.7
New York	327,301	195,310	131,991 67.5
North Carolina	9,113,614	7,268,894	1,844,720 25.4
North Dakota	2,206,287	1,893,810	312,477 16.5
Ohio	577,056	319,146	257,910 80.8
Oklahoma	4,767,121	4,157,545	609,576 14.7
Oregon	1,657,155	790,391	866,764 109.7
Pennsylvania	672,765	413,536	259,229 62.7
Rhode Island	7,665,111	6,302,115	1,362,996 21.6
South Carolina	542,610	428,556	114,054 26.6
South Dakota	1,515,400	1,340,316	175,084 13.1
Tennessee	583,888	401,570	182,318 45.4
Texas	2,184,789	2,020,616	164,173 8.1
Utah	3,896,542	3,048,710	847,832 27.8
	373,357	276,749	.....

\*Decrease.

## Highways and Byways

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Vermont .....	355,956	343,641	12,315	3.6
Virginia .....	2,061,612	1,854,184	207,428	11.2
Washington .....	1,141,990	518,103	132,724	120.0
West Virginia .....	1,221,119	958,800	262,319	27.4
Wisconsin .....	2,333,860	2,069,042	264,818	12.7
Wyoming .....	145,965	92,531	58,434	57.7
Alaska .....	64,356	63,592	764	1/2
Hawaii .....	191,909	154,001	37,908	24.6
Porto Rico .....	1,118,012	953,243	.....	...
Military and naval.....	55,608	91,219	.....	...



## The Popular Verdict in England

The general election in the United Kingdom, as has been explained heretofore, was fought on a clear, definite, paramount issue—the mending and curbing of the peers, or the abolition of their “absolute” veto. The results of the “appeal to the country” proved extraordinary and unique. The voters almost literally repeated the judgment of the previous election, in 1909, when the paramount issue was the Lloyd-George budget with its novel taxes. Each of the parties had gains and losses, but only the Labor party secured a net gain of two seats. The strength of the parties in the new parliament is as follows: Liberals, 271; Tories or Unionists, 272; Laborites, 43; Irish Nationalists, 73; Independent Nationalists, 11. The anti-tory or coalition majority is 126, as against 124 in the last parliament.

It is true that the Independent Nationalists, although Home Rulers, are opposed to the policies of the Irish party led by Mr. Redmond and to some of Premier Asquith's ideas and methods; but they are even more strongly opposed to toryism, and must be counted on the side of the government on the whole.

What does the outcome mean? That the majority of the voters in the United Kingdom approve the Asquith program in relation to the lords and disapprove of the alternative program of Balfour, Lansdowne and Rosebery. The tories had hoped, if not to win the election, at least materially to re-



duce the government or coalition majority. They failed to add a single seat to their side of the Commons; the coalition, on the other hand, has a net gain of two votes. The issue was unmistakable, and Mr. Balfour's eleventh-hour promise to refer the question of tariff-reform, or protection, to the electorate removed from the campaign the only other issue that could be considered at all vital. In spite of the acceptance of the referendum by the tories, in spite of the offer of the peers to surrender the hereditary basis and admit appointed and elected members to their to-be-reduced and modernized chamber, the constituencies returned the coalition to power and virtually authorized it to proceed with the execution of the program.

No other interpretation of the result is at all reasonable, although some extreme tory organs insist that the coalition majority is not decisive enough to warrant constitutional changes or an assault on the ancient privileges of the peers. As their own party has promised to attack some of the ancient privileges of the peers, and has claimed to be more democratic than the Liberals, the contention that the government must take the tory program or compromise is manifestly fallacious.

It becomes important to understand exactly what the liberal-labor-Irish program is. The first item is the passage of the anti-veto resolutions and the establishment of the supremacy of the Commons in legislation. The resolutions and proposals are substantially set forth in the following condensed statement:.

1. If the peers withhold their assent to a Money Bill for more than one month after such a bill has been sent to them by the Commons, such bill may be presented for the Royal Assent, and will then become law without the consent of the peers.

2. Whether or not a bill is a Money Bill is decided by the Speaker of the House of Commons.

3. If a bill other than a Money Bill is passed by the Commons in three successive sessions (whether of the same parliament or not) it shall, on a third rejection by the House of Lords, be presented to his Majesty for the Royal Assent, and become law with such Assent. Two years must elapse between the first introduction of such a bill and the date on which it passes the Commons for the third time.

4. Five years is substituted for seven as the period for the maximum duration of parliaments.

If the peers accept—under pressure from the crown or otherwise—the veto bill as thus summarized, the liberal government will proceed to enact measures abolishing plural voting and removing disabilities under which poor men still suffer. Other measures will provide for payment of members of the Commons, the holding of the parliamentary elections on one day, etc. But these measures are preliminary and secondary to the major ones—home rule for Ireland, secularization of education, insurance of workers against sickness, revision of the poor laws, land purchase, and the encouragement of small farmers.

The great question now is whether the peers will bow to the electorate or persist in rejecting liberal reform measures and in forcing more dissolutions and elections in the hope of bringing about a reaction in favor of the tories. The king can coerce the peers into submission to the Commons by threatening to “swamp” them by the creation of hundreds of new peers; but has he promised to take this heroic step, and, if he has not made such a promise, will he take the step in case of necessity or will he hesitate and advise further negotiation, compromise and agreement?



## Notes

### TOWN PLANNING EXHIBITIONS

The following clipping from *The Municipal Journal* of London is full of suggestions for American cities:

“A novel proposal has been made at Worthing in connection with the Public Library, namely, to hold a Town Planning exhibition early in the New Year. The scheme has been suggested by the successful Edinburgh section of the Town Planning exhibition recently held in London. As an outcome of that exhibition it has been suggested that the movement should be extended to provincial municipal museums, art galleries, or public libraries. The Library Committee is hoping to get together a number of interesting proposals relating to town planning locally, and has invited architects, surveyors, and others to lend prints and photographs of old Worthing; to tender suggestions for the future development of Worthing

in the planning of new roads, position and design of public buildings, and lessons from Continental resorts; to give ideas for the improvement of Worthing relating to the sea front, public spaces, the preservation and restoration of old buildings and tree planting; and to supply general ideas upon the subject of "the ideal seaside town," particularly with regard to cheerful appearance, use of colors in dwellings, pavements, etc."



#### CLEARING AWAY SLUMS IN LIVERPOOL

In 1864 Liverpool found herself charged with 22,000 insanitary houses, sheltering one-fifth of the city's population at that time. She has attacked with considerable spirit the problem thus presented to her, and has spent five million dollars in the carrying out of eighteen schemes of demolition and re-housing. At present the Housing Committee controls "some 2,300 dwellings occupied by about 11,500 people, and it may be estimated that not less than eighty per cent of the occupiers of the old insanitary areas are now housed in the new dwellings. The rate of mortality in the new dwellings taken as a whole has already dropped to twenty-seven and a most remarkable decline is observed in the deaths from tuberculosis, the rate in the new dwellings having dropped to nineteen, which is lower than the rate for the districts in which the dwellings are situated."

At the moment the Housing Committee is dealing with six "unhealthy areas." In one of these, the Bevington Street Area, Mr. John Burns, President of the Local Government Board, recently laid the corner stone of one of the blocks of workmen's dwellings. This area was condemned as "unhealthy" in 1907. It contained 295 houses of which 267 were insanitary, the remainder being business buildings or dwellings not occupied by working-class people.

"The new dwellings will comprise fifteen blocks, containing 226 tenements, which it is estimated, will accommodate 1,372 persons. There will be fifty-two self-contained cottages of five rooms each, twenty-seven four-roomed, seventy three-roomed, and seventy-seven two-roomed dwellings, together with a superintendent's house and office, and six shops.

"Another feature of this area is the provision of two large playgrounds, one for boys and one for girls, with a center portion laid out as a garden with band-stand and two shelters. The playgrounds are fitted with suitable gymnasium apparatus, and at the entrance to each ground a drinking fountain will be placed."



#### SCHOOL FEEDING

A recent report of the London Education Committee with regard to school feeding shows that:

"Five methods of supplying the meals are now adopted: (1) Buildings are hired by the Council, or lent free of charge, for use as dining centers, and food is supplied ready cooked by caterers; (2) children attend coffee-houses; (3) food is supplied by the cookery centers of the Council, and in some cases is consumed at the cook-

ery centers, and in others sent to dining centers; (4) children attend dining centers, where the food is cooked on the premises; (5) school halls are used as dining centers, the food being supplied by caterers.

"The first and third methods are regarded as satisfactory, but the coffee-house system is not recommended, and as far as possible, is to be discontinued. Difficulties have arisen in connection with the fourth, and in regard to the fifth the committee is in favor of the more extended use of school halls as dining centers."



#### THE CONDUCT OF AN ENGLISH ELECTION

After a proclamation from the King has dissolved Parliament writs are sent out from a government office in London to the returning officers in the various constituencies.

Constituencies are "borough constituencies" which include the whole of a small city or a part of a large one, and (rural) "county constituencies" which cover the whole of a small county or a part of a large one. In most cases a constituency elects one member. The total number to be chosen is 670.

When the returning officer receives a writ he appoints a day and hour for receiving nominations. Candidates must be 21 years old, but no property qualification is required nor is it necessary for a candidate to live within the district which he wishes to represent. Persons disqualified for standing (English candidates "stand" where ours "run") are (1) English and Scottish peers and Irish representative peers; (2) English, Scottish and Irish judges of the principal courts; (3) clergymen of the Established Church of either England or Scotland; (4) Roman Catholic priests; (5) the holders of various posts in the civil service; (6) persons who have been convicted of certain offences; (7) non-naturalized aliens; (8) imbeciles; (9) government contractors, except contractors for government loans; (10) returning officers within the constituencies for which they act.

If not belonging to one of the above disqualified classes any male citizen may be nominated and seconded by two registered electors with eight other electors as supporters. Nominations in writing are handed to the returning officer.

The campaign is conducted chiefly through public meetings at which the speakers are exposed to the asking of embarrassing questions from the audience—a process called "heckling"—and through the house-to-house canvas, the distribution of "literature" and the posting of cartoons. An official return of campaign expenses is required.

Polling day is not a public holiday. Public halls and school-houses are used for polling stations. The hiring of vehicles to transport voters and the payment of voters' traveling expenses are illegal. In a constituency that returns one member the ballot contains but two names unless the number is increased by the running of a labor or independent candidate. The names are printed in alphabetical order with no indication of the political bias of their wearers.

The poll closes early in the evening, the boxes are sealed and taken under escort to the returning officer's headquarters. In cities the count usually is announced by ten o'clock that night, in the country by noon of the next day.

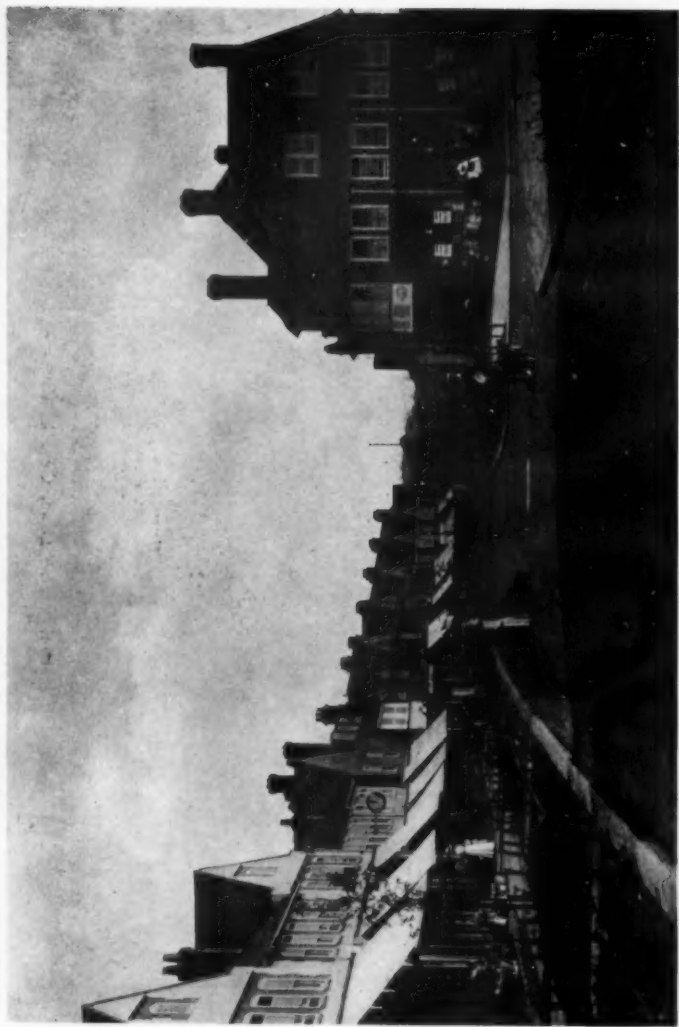
The returning officer signs official statements of the result and copies are posted throughout the constituency. He gives to the successful candidate a certificate of election which is handed by the new member to the clerk of the House of Commons when he presents himself to be sworn in.



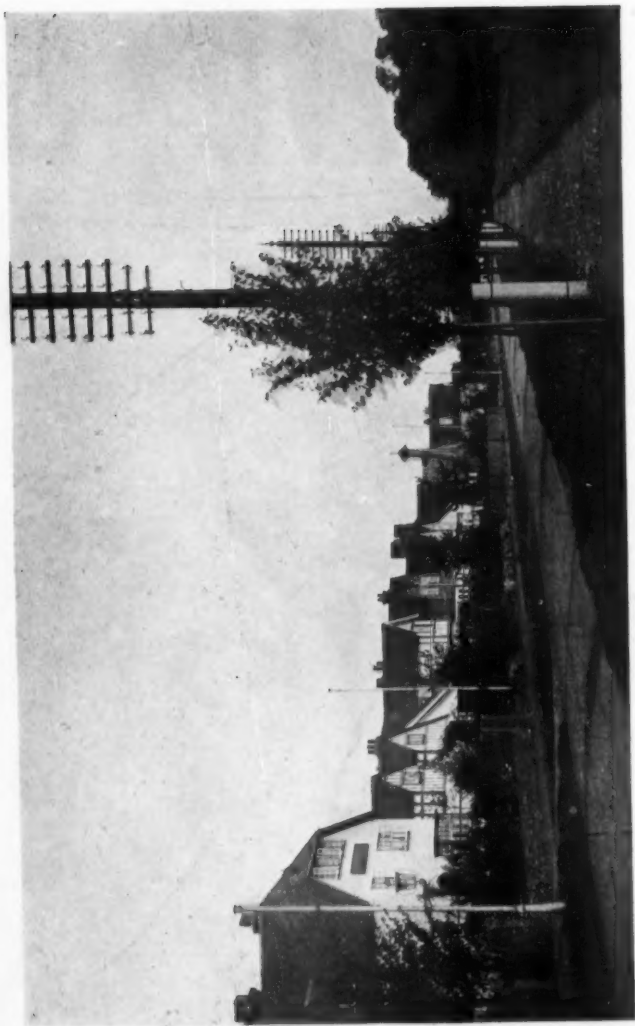
#### WOMEN CHAINMAKERS REFUSE TO BE SWEATED

The first attempt to apply the new English trades boards act, described in *The Survey* of Jan. 29, 1910, has been the occasion of a strike followed by the lockout of 500 women chainmakers. The inquiry of the House of Lords, in 1887, into the sweating system showed this trade to be the worst of the home industries. At Cradley Heath, where the lockout is now going on, women, for the most part mothers of families, work twelve hours a day hammering heavy chains by hand over crude forges in their shanty homes. For this work, which requires skill as well as most exhausting labor, the pay is from one and one-half to three pence an hour, and the usual weekly earnings are from five to six shillings. The larger employers pay, as a rule, the higher rate, but in this trade as in the tailoring trade in America, only a small investment of capital is necessary to start in business and the result is a number of small bosses, who take advantage of unrestrained competition among the workers to pay starvation wages.

On August 22 the Wage Board set the minimum pay at three and one-half pence an hour, but the act of January provided that, with the consent of the workers, a six months' extension of time could be allowed the employers before the new scale went into effect. The Cradley Heath workers were asked to sign an agreement to this effect and most of them did so, as they now claim without any knowledge of its contents, as the majority could not read and only knew that the paper was in some way connected with the new scale. They soon realized their mistake, however, and they claim also to have found that the masters were forestalling, heaping work upon them so that when the new scale of wages went into effect a slack season would ensue. Two hundred women refused to continue work at the old rate. The Woman's Trade Union League took hold of the situation and sent Mary McArthur to Cradley Heath, and as the Trade Union Federation has undertaken to pay a weekly strike benefit of five shillings, as much, that is, as many of the women were earning, the number soon rose to 500 and there is every reason to believe that the four hundred chain hammerers not yet out will join the ranks of their sisters. The Masters' Association has the letter of the law on its side, but as the public and some of the better employers have been on the women's side from the beginning there is a very good chance that they will win.—*Survey*.



Houses and Shops, Garden City, Letchworth

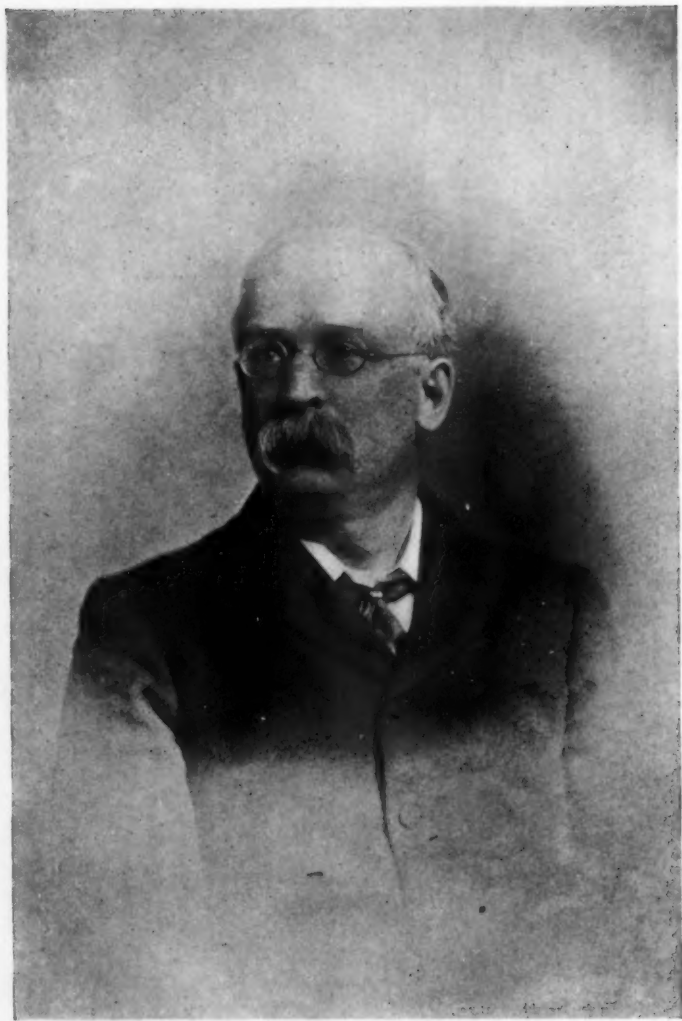


Norton Way, Garden City, Letchworth





Another view of Norton Way



Ebenezer Howard, author of "Garden Cities of Tomorrow" and founder of Garden City, Letchworth



## The Problem of Housing the Poor\*

By Percy Alden, M. P.

**I**T is only within the last fifty years that the community has deliberately set itself to the work of housing and rehousing its citizens. Any advance that has been made is due chiefly to the fact that the pressure of democracy in the city has compelled in the first place, the local authority, and finally the government, to take steps to counteract this centripetal force which has driven men from the country to the town. For many centuries the old boroughs and corporations of England have been the authorities charged with the control and the ownership of houses and buildings. It may be noted that even today some of the medieval towns in England still possess a considerable amount of property, a portion of their incomes coming from rents of such property. If we go back to the fourteenth century we shall find that the power to hold land and to own buildings upon that land was vested in the municipality. That power, under changed conditions, still remains, although for the most part under the Housing and Working Classes Act, 1890, it is exercised

\*Previous instalments of Mr. Alden's "Democratic England" series are: September, 1910, "Introduction;" October, "The State and the Child;" November, "The Problem of Sweating;" December, "The Problem of Unemployment;" January, 1911, "The Problem of Old Age."

chiefly in the direction of providing accommodation for the working classes.

In the olden time our towns were walled in order to protect the citizens against an invading enemy—even London was at one time a walled town. As all fear of invasion passed away, the inhabitants tended more and more to build upon the land lying outside the walls, until at last such defences became obsolete. It was perhaps more fear than convenience which compelled men to gather in cities in those days, but today the city acts as a huge magnet, drawing to it the rural population and receiving year by year an immense increase in the number of its citizens.

The industrial revolution, to which reference has already been made, is responsible for the marked exodus from country to town—a movement which as yet shows little sign of abatement. It is this question of congested population in the city, and a depopulated countryside, which has brought the whole housing question into prominence and compelled the attention of both municipalities and Parliament. The appointing of a Royal Commission on Housing in 1884, was the first big step in the direction of reform, an outcome, no doubt, of the strenuous feeling on social questions which was a characteristic mark of the whole country in the "eighties." The late King Edward, then Prince of Wales, was upon that commission, the report of which revealed the terrible overcrowding existing in the tenements and insanitary slums of the big towns. The fact is that the city grew so rapidly that the municipalities were taken by surprise, and those who were at the head of the city governments, without experience and often lacking ideas, found themselves quite unable to assimilate this inrush of new life, and especially unable to devise ways and means of properly accommodating the vast hordes of newcomers. No scientific or well-planned attempt was made in this direction; it was left entirely to private enterprise more or less unregulated. The result was that large numbers of the working classes, compelled to live near the

factory owing to the exigencies of their labor, were crowded together in certain unhealthy districts. If new houses were built they were not inspected. The jerry-builder was allowed to do much as he liked, his plea being that the demand for houses must be satisfied. Accordingly, the housing reformer today finds himself face to face with a problem that is complicated by other social evils, in part created by bad housing, and certainly more or less irremovable while that difficulty remains untouched. Pauperism and crime, drunkenness, physical degeneration, disease, and high death rates are all bound up with the problem of housing. The Housing Commission, to which reference has already been made, had upon it not only our late King, but also men like Cardinal Manning, Lord Salisbury, Sir Charles Dilke, who acted as chairman, and many other men of influence. Its report has served as a basis for some of the reforms which have since been instituted, although at the same time it must be confessed that the movement in favor of Town Planning, Garden Cities and Garden Suburbs, is more modern. Finally, the Housing and Town Planning Act, 1909, while it is not by any means a perfect piece of legislation, has brought home to the public the extent of existing housing evils, and has secured for municipalities fuller powers for dealing with those evils, and some facilities in respect both of obtaining land and money. The latter part of the Act, that which deals with Town Planning, is so valuable that we shall refer to it at some length.

It must not, however, be thought that the housing problem is unknown in rural districts. It is no exaggeration to say that there are hundreds of villages in England in which it is impossible to house another family without over-crowding, in which no cottages are available for young married people, and from which therefore, as a direct result, there is a constant drift to the town. Many of the cottages that still remain possess considerable antiquity and externally are picturesque, but the thatches are in a ruinous condition, the

walls are damp and mildewed, the floor is often nothing more than earth and clay, the water supply is wholly lacking as are all sanitary conveniences. The landlord refuses to make habitable such cottages and pulls them down when the old people die. He pleads as his excuse for not building fresh cottages, that the cost is too great, and that the laborer is not able to pay an adequate rent. Both in the town and in the country we have aspects of the same problem. So far as the great city is concerned the tendency is today, by means of decentralization by rapid electric transit, by cheaper and more convenient houses in the suburbs, to draw the working classes from the center of the town to the broad belt of land which is its circumference. Hence the movement in favor of City Making, Garden Suburbs and Garden Cities.

Just one or two figures may be given to show how great is the crowding in the industrial centers: The Census Commissioners of 1901 described as overcrowded 392,000 tenements in which were living 2,667,000 persons; that is to say, 8.2 per cent. of the whole population of England and Wales were officially reported as overcrowded in the last census. This is a considerable improvement upon the previous census of 1891, and it is hoped that by the time the next census is taken, owing to the vast change that cheap rapid transit has made, we may be able to show that this percentage of overcrowding has been halved, and that with this decrease in the number of overcrowded tenements has come a corresponding diminution in death rates and disease. It is, however, still a sufficiently serious matter that more than half a million people live in dwellings of only one room. Today in London, with all its immense wealth, nearly two-thirds of the whole population live in dwellings of not more than four rooms in all, while in Glasgow, famous for its splendid municipal enterprise, no less than one-fifth of the people live in one-room dwellings, and more than half the people have houses of not more than two rooms. Edinburgh, "The Modern

Athens," is not quite so bad, yet even so, fifty per cent of the dwellings in which families are housed consist of one and two rooms. In Glasgow and Edinburgh the evil is chiefly due to the tenement system—a system which still has a hold in London, but the growth of which has been checked by the expansion of the city into the country. Up to the present this expansion has had its disadvantages. We have expended huge sums of money in order to sweep away insanitary slums and remove these plague spots from the centers of our cities. Thus the London County Council made a clearance in Bethnal Green of over thirty-one acres at a cost of £1,045,000 and constructed on the spot model dwellings with the result that the death rate was reduced from forty to twenty per thousand. But what is the use of cleaning insanitary areas and removing slums if similar areas and slums are allowed to spring up on the outskirts of the city? We deplore the towniness of our towns and yet at the same time we have done little to prevent the new land which is being occupied from taking on the general air of dinginess and monotony which clings to the centers of population. Nothing can be more depressing than to go into one of the new working-class suburbs and to witness how, under the influence of speculating builders who have no imagination and who want the largest return for their money, the town has been allowed to grow uncontrolled and ill-planned. In many cases it must be admitted that some of these new suburbs will present in twenty years' time just such a problem to the housing reformer of that day as the insanitary area in the center of the town does to us. The art of city-making means so much more than a cheap and comfortable abode. In a dim kind of way the working classes of Great Britain have at last come to understand that you can no more leave the growth of a town to chance than you can the growth of a child. They are demanding a more orderly conception of civic life; more responsibility



and more foresight on the part of the municipality; and this demand, there is every reason to believe, will be largely satisfied if only the new Housing and Town Planning Act is given a fair chance.

There are two problems then with which we are especially concerned. One is the clearance of the slum and the removal of all the older insanitary dwellings in the center of the town, and the second is the proper and adequate control of the growth of the town, so that we may have instead of these dreary, monotonous, working-class streets stretching right out into the green land like the tentacles of some gigantic octopus, an orderly and planned Garden Suburb which will give the maximum of sunlight to each house, which will preserve the trees and shrubs that are of value, and add a fresh touch of greenery by means of the grass edges to the road and the trees which are planted along them. Above all, let the houses themselves be well built and well designed, not brick boxes with slate lids, but charming cottages such as can be constructed at a comparatively small cost, in which the owner or the occupier can take pride, and to which he can escape from his work in the town with a sense of relief and satisfaction. If these objects are to be achieved by our democracy, the essentials are, first, cheap land, in the hands of the municipality if possible, and secondly, cheap and rapid transit. The best way to clear the slum in the center of the town is surely to force on the competition of good and cheap houses in the suburb. What has made the cost of clearing a slum area almost prohibitive is the price of the land itself. The price of that land is conditioned by the necessities of those who have to live on it. If there is a great demand for houses in any one neighborhood, the land is sure to increase in value. The moment that demand is satisfied the price either goes down or is stationary. If the working man can be accommodated outside of the city more adequately and more cheaply, the probability at least is that

he will be willing to leave the city slum, and with a reduction in the demand for city houses will come a reduction in the rent and in the overcrowding. The first step then is to get cheap land and good houses in the suburbs. How is this to be accomplished? Mr. Lloyd George, by means of the Land Taxes in his Budget, has probably made this easier of achievement. It is the land monopoly that keeps land dear. If those who own land on the outskirts of a growing town persist in refusing to sell, they can force up the price of land to such an extent that it is difficult for the working classes to pay the necessary rent. Mr. Lloyd George, by means of the Undeveloped Land Tax and the Increment Tax combined, has brought the right kind of economic pressure to bear. No owner of land will hold that land for an indefinite period if he is compelled to pay taxes on its valuation by a government valuer. If, when that land is built upon, it tends to greatly advance in price, owing not to his own exertions but to the efforts of the community generally and the growth of population, he is to pay and rightfully pay, a small tax on the amount by which that land has increased in value.

The first remedy then is the destruction of the land monopoly by means of taxation; the second and hardly less important, is the provision of cheap rapid transit by means of street railways owned by the municipality. Before such railways are constructed, before even the plan of their construction is made public, the municipality should be empowered to buy up land on both sides of the roads so that it will get some at least of the increased value of the land, due to the construction of the new street railway, and will be able to make provision for the housing of its overcrowded citizens. But even when all this has been done there will still be need for the Housing and Town Planning Act. By Part 3 of the Housing of the Working Classes Act, 1890, the local authority was empowered to purchase land, and to construct upon that land houses in which the working classes could be

accommodated, letting these houses at such rents as would cover all charges, including repayment of loans and interest. Under the new Act of last year large areas of land, as sites for building working-class dwellings, may now be acquired by local authorities in anticipation of future needs. Such schemes as the Hampstead Garden Suburb, or Bournville, built by the Cadburys, or Eastwick by the Rowntrees, or Port Sunlight by Mr. Lever, can now all be promoted by the municipality. The land can be acquired by agreement, or it can be purchased compulsorily after submitting the scheme to the Local Government Board.

The great difficulty in the past has been that of obtaining land at a reasonable price. In England, where so much of the land is in the hands of a comparatively few men, and where feudalism is still a force, to obtain the land required for housing has often been quite impossible, but now, provided the local authority can show that the land is suitable, and that it can be acquired without injuring the owners of neighboring lands, the Local Government Board undertakes to meet and to deal with the objections which are sure to be raised by the landlords. Finally, the amount of compensation, based on the fair market value of the land, is determined, and no additional allowance is to be made on account of the compulsory purchase.

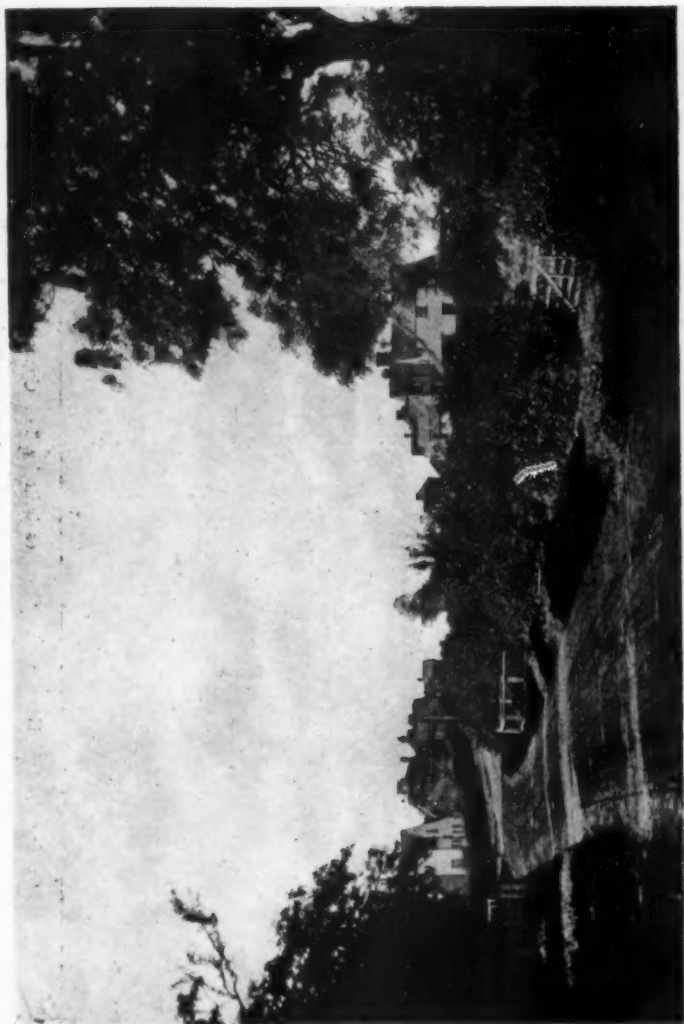
The Town Planning section of the Act is contained in Clauses 54 and 67, and secures by means of schemes prepared by local authorities or by landowners—schemes which of course must be sanctioned by the Local Government Board—that in future land in the vicinity of towns shall be so developed as to prevent the growth of new slum areas. It also secures a greater degree of public control in the laying out of new housing areas. It is "Site Planning," therefore, rather than "Town Planning" in the strict sense, but it nevertheless establishes what is a most important principle, viz., that the owner must consider not only his own private profit in the use of the land for building purposes, but also the public interest and the well-being of the community.



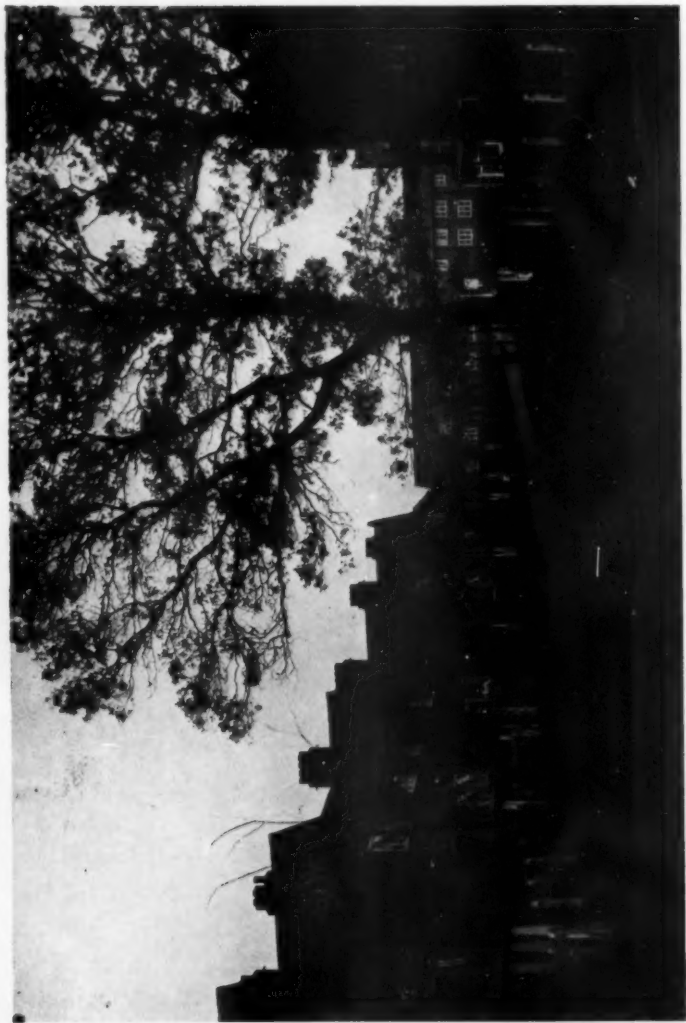
Folding Department, W. H. Smith and Son, Garden City, Letchworth



Letchworth Lane, Garden City, Letchworth



Wilbury Road, Garden City, Letchworth



Garden Suburb, Hampstead. Cottages built by The Copartnership Tenants, Ltd.



The local authorities who administer the Act may either devise the town planning scheme or they may be the means of causing a town plan to be prepared by the landowner or by some society working on a coöperative basis, but the Local Government Board must in every case sanction the scheme, and a public local inquiry must be held by the Board before such sanction is granted. The Local Government hopes to be able by means of conferences, to obtain agreement between the local authority and the owners before the Town Planning scheme is formally submitted for approval, and the element of compulsion is to be used as little as possible. If, however, the local authority or the owners of the land, as the case may be, have failed to take the requisite steps for having a satisfactory Town Planning scheme prepared where such a scheme ought to be made, or to adopt any scheme which has been prepared, after it has been shown to be advisable, the Local Government Board may step in and enforce the carrying out of the scheme by mandamus. These powers are conferred by Section 61 of the Act.

What is the nature of the land which may be the subject of a town plan? Section 54 provides that a town planning scheme may be made for any land which is in course of development or any land which appears likely to be used for building purposes; land likely to be used for the purpose of open spaces, parks, and streets, or land likely to be used for any purpose incidental to a town planning scheme. In this way the scheme may be made to include almost every kind of land that is found in close proximity to a town, and in planning out the land the Act clearly contemplates the inclusion in the plan of existing parks and open spaces, so that such open spaces could be reserved for years ahead when once the town planning scheme has been approved, even if very little actual building is carried out in the neighborhood.

Another rather important point is that if the scheme is prepared by a local authority, the land to be included in the

scheme need not necessarily be within the area of the local authority as long as it is in the neighborhood of the area. It is a little difficult to say how far ahead those who are responsible for the town planning scheme may look. Land that is "likely to be used for building purposes" may mean land which in all probability will be used next year, or it may mean land, as in Germany, likely to be used in the next thirty years. If this question should arise the decision of the Local Government Board is to be final. The "Lex Adickes" of Frankfurt and other towns in Germany enables land which has already been built upon to be dealt with by a town planning scheme, and in the center of the town such houses may be completely demolished and the area re-built upon different lines. All that our Act enables us to do is to include pieces of land already built upon in the scheme when there is any special reason for so doing, and if necessary to demolish or alter existing buildings in order to make a satisfactory scheme. Section 54 of the Act provides that the objects of the town planning are "securing proper sanitary conditions, amenity, and convenience in connection with the laying out and the use of the land, and of any neighboring lands." It is clear that all the circumstances of the case have to be taken into account, and the land must be so divided that the demands of "traffic, health and beauty" may be met to the fullest possible extent. We have already deplored the growth of the new working-class slums around London. A town planning scheme would ensure the building of beautiful suburbs on the basis of sound, sanitary conditions, providing the maximum of sunlight, fresh-air and vegetation. These terms may be said to be included in the words of the Act; for example, the word "amenity" may be reasonably held to cover everything which makes for natural beauty, whether it be the arrangement of gardens and open spaces, or the protection of the district from noise, ugliness and smoke. To safeguard the amenities of a district is to protect it from disfigurement of any kind.

The town planning scheme is defective in one respect. In the case of the Prussian Act, already alluded to, land is given free for the great arterial road, and in addition, the original owners have to bear the whole cost of constructing the street. In England forty feet is the normal width provided, and it is hoped that by these schemes under the Act, the main roads may be made much wider, as promenades and boulevards, while the side streets can, if necessary, be made somewhat narrower. By the new Development Act, 1909 (Section 11), it is possible to purchase a strip of land on either side of the road in order that the authority may reap the increased value or betterment, and it is possible that in some way or other this provision may be applied to the main roads of a town planning scheme.

Perhaps the most important of all the remaining provisions is that which enables the local authorities "to limit the number of buildings and the height and the character of those buildings." In England we have always made a point of limiting the height of the houses that can be constructed either in or outside a town, but more is required than merely limiting the height—we must limit the number of houses which may be built upon a given area of land. This has been done with excellent results at some of the garden cities and suburbs carried out by voluntary arrangement or by individual owners. A few words about some of these experiments may not be without interest seeing that they have attracted so much attention.

The Garden City at Letchworth in Herts has three objects and aims in view, which may be stated in three propositions:

- (1) The creation of new towns away from the crowded city centers—towns built according to a plan in which every hygienic safeguard will be employed.

- (2) The permanent association of urban and rural life secured by industrial decentralization.

- (3) The combination of manufacture and agriculture; thus helping to solve the twin problem of crowding in the towns and depopulation in the rural districts.

The Garden City authorities estimate that something like one million people in London are engaged in or dependent upon industries that might very well be carried on in the country. Mr. Ebenezer Howard was the first to advocate the idea of a garden city, and the company which was formed purchased an area of 3,800 acres close to Hitchin at a price of about £40 an acre. The estimate includes the two villages of William and Norton. The population, which in the first was only 300, is now over 6,000. There are eight miles of new roads, seventeen miles of water mains, eleven miles of sewers, over one thousand houses erected, and fourteen factories; there are churches, chapels, social institutes, parks and schools, all, in fact, that goes to make up a thriving and industrial city—and this within five years. The estate meant an outlay of £151,550. A recent re-valuation shows that the land is now worth £379,500. After deducting the cost of road-making, the erection of gas and water plant, construction of sewers, etc., this leaves a net appreciation in the value of the land of £131,000. It must not be forgotten that 2,500 acres of the land is still let at its agricultural rent, so that the 1,300 acres upon which the town property is built, must have very greatly increased in value. There are good grounds for assuming that in the future, owing to the increased value of the land, the Garden City will be free from all local taxes.

Bournville is a garden village built by Cadbury, the cocoa manufacturer. It is situated on the outskirts of Birmingham, and is perhaps the most beautiful of all the garden suburbs in England. It is controlled by a public trust, for Mr. Cadbury has handed over the whole of the property as a free gift to the people. The main conditions of the Trust Deed, with regard to the letting of land, are first, that the houses shall be either semi-detached or in blocks of four. The dwellings must not occupy more than one-quarter of the sites, and there must be some 600 square yards of garden for each house. The factories must not

occupy more than one-fifteenth of the whole estate, and the land cannot be sold outright but is let on a 999 years' lease. Mr. George Cadbury, in handing over this munificent gift to the public said, "I feel strongly that it would be a lamentable mistake to herd people together in localities other than those they now occupy, thereby creating more slums." Bournville has certainly demonstrated that the housing of the working classes in thoroughly good, beautiful and sanitary cottages (with a large garden attached) is quite possible, and that a return of four per cent can be made on the capital to cover ground rent, rates and taxes, repairs, and total management. In proof of the success of this experiment I mention the following facts:

(1) The cottages are never vacant, but there is always a keen competition for renting them at from \$1.25 and upwards per week.

(2) The general pride taken in the appearance of the houses and the gardens is everywhere apparent.

(3) There is practically no loss owing to arrears of rent.

(4) The health of the community is extraordinarily good, the death rate being only 7.5 per thousand for the last six years, while in Birmingham, close by, for the same number of years it was 17.9 per thousand.

I may add that the death rate in the Garden City, Letchworth, was only 4.8 per thousand in 1907.

A similar experiment has been made by Mr. Joseph Rowntree (Chairman of Rowntree & Co.) at Eastwick, two miles from York, where 120 acres of land has been secured in the name of the village Trust. By the deed of foundation one-tenth of the land, exclusive of roads, is to be laid out and used as parks, recreation grounds and open spaces. The houses are not to occupy more than one-quarter of the sites upon which they are built, and most of the houses which have already been constructed have gardens of not less than 350 square yards. There are strips of grass about five feet wide between the roadway and the footpath on each side, and on these strips trees have been planted. The houses are let at about \$1.15 per week, the tenants paying the rates which amount to about an additional 15 cents a week.

Port Sunlight, the model village founded by Messrs. Lever Brothers, is another illustration of how employers can house their work people. Lever Brothers are soap-makers, and the village which they have established is known all over the world by reason of the fact that it was created out of waste land and was altogether lacking in any charm. Now it is almost an ideal spot for a working man. The village is under the control of the firm to a greater extent than Bournville is in the hands of the Cadburys, but it is none the less a useful and valuable experiment in housing.

Some statistics are worth quoting, in order to show how startling is the contrast between the healthfulness of the big city and the garden city or suburb:

Infant mortality in Bournville for 6 years.....	78.8 per thousand
Infant mortality in Birmingham for 6 years.....	170 per thousand
Average height of Bournville boy of 11 years of age.....	4 ft. 9 in.
Average height of Birmingham slum boy of 11 years of age.....	4 ft. 2 in.
Average weight of Bournville boy of 11 years of age.....	69 lbs.
Average weight of Birmingham slum boy of 11 years of age.....	53 lbs.
Greater chest measurement of Bournville boy over Birmingham boy .....	3 in.
*Average height of 14-year-old children in Port Sunlight Schools .....	62.2 in.
Average height of 14-year-old children in Liverpool County Schools .....	52.2 in.
*Average weight of 14-year-old children in Port Sunlight Schools .....	108 lbs.
Average weight of 14-year-old children in Liverpool County Schools .....	71.1 lbs.

Even if it were only the question of rent, it would be necessary to seriously consider the construction of these garden suburbs. Let us look at London just for a moment. The Royal Commission which issued such a voluminous report upon London traffic, bears witness to the necessity of spreading the population over a wider area. The population per acre, according to the commission, is:

\*These statistics were obtained by Dr. Arkle of Liverpool at the request of the Liverpool Education Committee. They were the result of most careful methods, which insured the absolute reliability of his information, and which necessitated his examining all the children in various grades of schools in Liverpool. The conclusions, though startling, may be relied upon for their accuracy.

Central area of London.....	148
London County.....	54
Districts adjacent to London.....	16.6
Extra London.....	2.5

On this large area the population only averages 25 per acre and yet in London one-seventh of the whole live under overcrowded conditions. An acre of land in London may be worth £120,000; twenty-five miles away it may be bought for £50. If the two can be linked up by rapid transit, the great inequality in price would tend to disappear and rent would come down accordingly. Mr. H. G. Wells, the well-known Socialist writer, looks forward to the time when London will have a population of 20,000,000 with an area of 2,800 square miles. He may be right, but I do not think he is, and I believe that the garden city method is a far wiser and truer solution of the problem of overcrowding.

Is it necessary for the dweller in the town to live under overcrowded conditions, without sunshine, open spaces or fresh air? Provided that the water supply is good, the sanitation scientific, the house accommodation adequate and reasonable in price, the gardens and parks numerous, there is no *a priori* reason why life in the town should be unhealthy. I suppose we cannot expect to see the tide of population turned back from the town to the country, or at any rate we cannot expect that this return will be on a large scale, so that the obvious thing to do is to remedy the existing evil wherever possible, and prevent a repetition of these abuses in the future. A high death rate accompanies high rents. If cheap accommodation can be provided in the town—and at present it seems impossible—there is no doubt an effort must be made to get the working classes into the suburbs and even into the country beyond the suburb. It has been pointed out that the general death rate in the working class districts of Glasgow is nearly double that of the whole city, and a table for four years, drawn up by Dr. Newman, then Medical Officer of Finsbury in London, shows with the relentless logic of figures that the death rate in that district varies



in exact proportion to the number of rooms occupied by a family. Thus the death rate is:

In one-room tenements.....	32 to 39 per thousand
In two-room tenements.....	22 per thousand
In three-room tenements.....	11 to 14 per thousand
In four-room tenements.....	about 6 per thousand

Whatever may be the advantages of town life, the disadvantages are unquestioned. Early and premature death, inability to resist disease, physical degeneration, suffering entailed upon little children—all these and many other questions face us when we take up the housing problem. The urbanization of a people under present conditions of town housing is destructive of physique, mental strength and moral character. An educated democracy will therefore press for still more stringent regulations with regard to sanitation and overcrowding in the town. It will urge upon the local authority the importance of cheap rapid transit, probably by electric tram from the heart of the town into the country. It will place upon the same authority the responsibility for the purchase of land and the building of cottages in connection with the town planning schemes. It will ask that the rent of these cottages shall not be more than will cover the bare cost of buildings, upkeep, and maintenance.

We may go one step further and say that it is not sufficient to solve the housing problem in the town, but that in every rural district, by means of the new Housing Act, the Small Holdings Act and the Development Act—all three recent democratic measures—an attempt will be made to improve the housing conditions of rural dwellers. To give to the agricultural laborer contentment and independence upon the soil is one of the first steps to the solution of the housing and unemployed problems of the town.

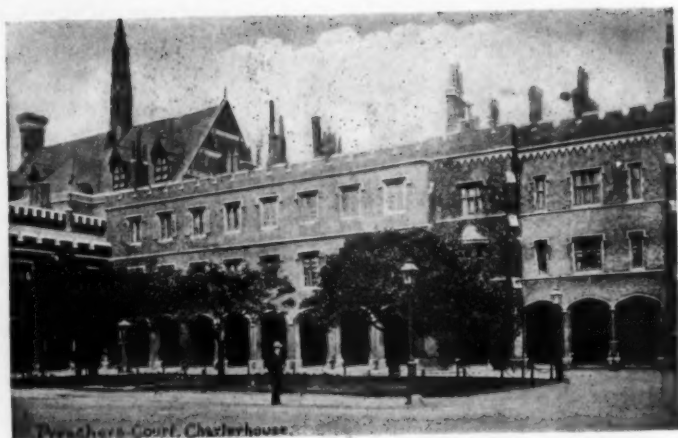




SOUTHWARK BRIDGE, FROM BANK SIDE.

Engraved by W. Wainman

Drawn by David H. Clapperton



Tenachers Court, Charterhouse

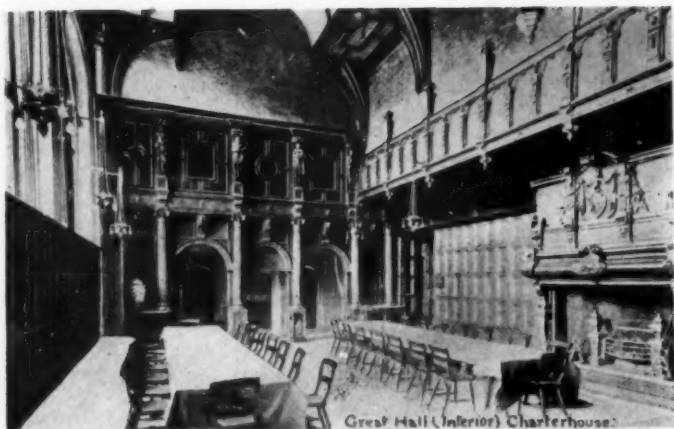


Pensioners Court Charterhouse

Views of Charterhouse,



The Chapel, Charterhouse



Great Hall (interior) Charterhouse

Without and Within





## Dickens's London\*

By Percy Holmes Boynton

**I**T is hard to size up the London of Dickens's day. It is too near to the present and too much is known about it. Every generalization is in a fair way to be snowed under by a multitude of exceptions, so that each historian is disposed to dissent from all the others and to doubt his own conclusions as well. At the worst, however, there are a few features which are assented to even by the doctors who disagree. Chesterton protests† against Gissing's assertion that "the world in which Dickens grew up was a hard and cruel world;" but Chesterton takes no exception to the men-

\*Previous instalments of this series, beginning in the September, 1910, CHAUTAUQUAN, and appearing in succeeding issues, are "Chaucer's London," "Shakespeare's London," "Milton's London," "The London of Pepys and Addison," and "Johnson's London."

In following the chronological order demanded by the arrangement of the "Reading Journey in London" the instalment, "The London of Byron and Lamb" should appear in February, and that entitled "Dickens's London" in March. As adherence to this order would deprive C. L. S. C. readers of the advantage of studying Mr. Boynton's article on the great novelist in connection with Miss Kimball's description of Rochester and while the volume of "Studies in Dickens" is in hand, Mr. Boynton has consented to exchange the two instalments. "The London of Byron and Lamb" will appear in the March CHAUTAUQUAN.

†"Charles Dickens, a Critical Study," by G. K. Chesterton, Chapter I.

tion of "its gross feeding, its fierce sports, its fighting and foul humor," asking only that we do not forget the "wind of hope and humanity" that was blowing through the period.

For evidence of the feeding and fighting, the fierceness and foulness, one need go no further than Pierce Egan's "Life in London or The Rambles and Adventures of Bob Tallyho, Esq., and his cousin the Hon. Tom Dashall, through the Metropolis, Exhibiting a Living Picture of Fashionable Characters, Manners and Amusements in High and Low Life." The first part of this appeared in 1821 when Dickens was nine years old. It became widely popular, was dramatized for London and New York, was variously imitated, and was concluded by Egan with further adventures "in and out of London" in 1828.\* On the tenth page occurs a coach race which ends in an overturn and the vociferous outcries of a fat woman who was thrown on top of a quickset-hedge. In the course of the story there is a scene at the Bow Street Police Court, at "the residence of a Bug-destroyer in the Strand," at a burning timber yard, at various Nocturnal and Noon-day Hells, at several street fights, cock fights and prize fights, at a bear-baiting and a coronation, and at almost every level of social diversion between. This is strong diet. One is reassured to find that in the end Corinthian Kate commits suicide, Bob Logic dies impoverished, Corinthian Tom breaks his neck in a horse race, and Jerry alone is left to reform, marry discreetly, and become a justice of the peace. A valiant moral adorns the tale, but it was not the moral which made it popular enough to stage and to imitate; it was the high popularity of the rough-and-ready action in which "Life in London" abounded both in fiction and in fact.

Yet a change was coming in the recreations of men. Thackeray, writing a quarter of a century after Pierce Egan,

\*Eight years later Dickens showed the influence of this work in the fact that his "Pickwick Papers" were also issued in monthly instalments, accompanied with illustrations and based on a similar loose succession of adventures.

was quick to recognize this, and almost ready to lament it. So also was the gentle Quaker lady of whom Mr. Birrell tells\* as remarking "in heightened tones at a dinner table where the subject of momentary conversation was a late prize fight, 'O pity was it that ever corruption should have crept in amongst them!' 'Amongst whom,' inquired her immediate neighbor. 'Amongst the bruisers of England!' was the terrific rejoinder. Deep were her blushes—and yet how easy to forgive her!" Coaching and the love of fine animals were still the love of many who might have said with David Copperfield's casual acquaintance in the tall white hat, "'Orses and dorgs is some men's fancy. They are wittles and drink to me, lodging, wife and children, reading, writing and 'rithmetic, snuff, tobacker, and sleep."

"The Road," said Thackeray, "was an institution, the Ring was an institution. Men rallied round them and, not without a kind conservation expatiated upon the benefits with which they endowed the country. . . . To give and take a black eye was not unusual nor derogatory in a gentleman, to drive a stage coach the enjoyment, the emulation of generous youth." The pleasures of table were not as a rule epicurean. In the last century England has progressed toward temperance and America toward abstinence. In this country today if the host ask any question it is "Will you have something to drink?" In England today the query is "What will you have to drink?" In Dickens's day the assumption was that a man would drink freely or tell the reason why. On social occasions good fellowship among men recommended imbibing to the point of hilarity, and good form apparently set no annoying maximum limit.

As for "the wind of hope and humanity" that was blowing through the period there is sufficient evidence in the effect of the great revolutions with which the eighteenth century had come to an end. A great economic movement

\*"Res Judicatae," Augustine Birrell. In the essay on George Borrow.

so important that it has received a special name of the Industrial Revolution was the natural attendant of these political upheavals. The establishment of the factory system brought with it at the outset long hours, low pay and terribly unwise employment of women and children; but the time had passed for either unlimited or unpunished exploitation of labor, as the development of regulative legislation began to show. While Francis Place and William Cobbett were stimulating action in Parliament, Robert Owen and the factory reformers were toiling for direct improvement of social conditions; and while these men were rewarded by slow and tentative results of their work, the labors of John Howard and Mrs. Fry brought about the first beginnings of prison sanitation; finally the treatment of offenders against the law was being made less barbarous through the efforts of Bentham and Romilly. In 1830 was the last punishment on the pillory, and too late, but at last, came the last public execution. The reader who expects to find explicit discussions of these problems in the great novels of the day is doomed to certain disappointment. Only certain of the more obvious and picturesque conditions are introduced; yet, each in his own fashion, the story tellers of the period reflected the general social conditions which lay in the background.

Few other English men of letters of the first rank have so completely woven London into their work as Dickens; for few other writers were ever blessed and cursed with experiences quite like his. As a boy, after ten years of care-free comfort, he was suddenly plunged into two years of such poverty that he had to work in a blacking factory while his father was a prisoner for debt in the Marshalsea. In those days he learned London—the London of "David Copperfield" and "Oliver Twist," of "The Old Curiosity Shop" and "The Tale of Two Cities;" and he learned to hate it savagely. Then came a second period of belated schooling; then a clerkship in Doctor's Commons;



then experience as a reporter, first a "cub" but soon an expert in the House of Commons;\* then his early triumph as author of "Pickwick;" and then the thirty-odd years in which he tasted "honor, love, obedience, troops of friends" before his death at the age of fifty-eight in 1870. In these years when he ran the whole scale from abject poverty to almost splendid wealth, he was living in the surroundings which became the backgrounds for his stories. The streets and buildings among which his characters moved are many of them unchanged now. The social conditions against which he inveighed are altered partly because of the vigor of his successful attacks.

Beneath all his invective was the passionate love of his big city which belongs to most metropolitans. One does not look to them for rational judgment. A man can lose his head over a city as completely as over a woman. He is quite as apt to talk in rash superlatives and rather more so to remain constant in his infatuation. Dickens was not one of the Anglo-Italian school who loved England better, the more they stayed away from it. "Put me down on Waterloo Bridge,"† he wrote from Genoa, where he was working on "The Chimes," "at eight o'clock in the evening, with leave to roam about as long as I like, and I would come home as you know, panting to go on. I am sadly strange as it is, and can't settle."

This love of roaming, one is inclined to believe, was the confirmation of a habit started in the two dreary years of the *Murdstone* and *Grinby* period of boyish hard labor. From them on to manhood he satisfied his "*Wanderlust*" in a fashion comparable to Thoreau's who said "I myself have traveled a great deal—in Concord." Apparently he loved best to wander about the old, old city in the district which was thickly populated as far back as Shakespeare's day and

\*This was in the old House of Commons burned down in 1834.

†This is the bridge between Blackfriars and Charing Cross, the north end being near the present Kingsway and the foot of old Drury Lane.

earlier. The bulk of his references are to this part of town which he could easily have reached from Waterloo Bridge when he started on a walk at eight o'clock in the evening. St. Martin's in the Fields just north of Trafalgar Square continually appears in his stories. David Copperfield and Mr. Arthur Clennam both of them were fond of the Covent Garden region, although David had quarters for a while in the Adelphi, on a side street leading to that terrace where Garrick lived in his famous days,\* and Clennam's mother lived in a ramshackle house quite as near the river, and a little farther down stream between St. Paul's and the water front.

The main action of both these stories is in the little strip between Fleet Street and the Strand and the Thames. *Oliver Twist*, in the darker periods of his career, was living up near Smithfield Market, and continually introduces the reader to familiar streets and scenes in the neighborhood of Smithfield and the Charterhouse, the Old Bailey and St. Paul's—a little district of a comparatively few acres. Again, the immortal Dick Swiveller in "The Old Curiosity Shop," while he lived in the neighborhood of Drury Lane, confined his world to a little district in the immediate neighborhood. His method of securing the necessities of life embarrassed him greatly, as his failure to pay bills at different shops closed one street after another. "This dinner today closes Long Acre. I bought a pair of boots in Great Queen Street last week and made that no thoroughfare. There is only one avenue to the Strand left open now and I shall have to stop that up tonight with a pair of gloves. The roads are closing so fast in every direction that in about a month's time . . . I shall have to go from three or four miles out of town to get over the way." And "the way," one should notice, is not toward the open surrounding country, but from his quarters near Drury Lane down into

\*See illustration in "Johnson's London," CHAUTAUQUAN, January, 1911.

the little strip between the ingenious Richard and the river.

It was here in the very thick of things that Dickens's imagination throve as it harked back to the scenes with which he became desperately familiar during the weary years when he had "the key to the streets." Hungerford Market at Charing Cross was his place of work. His rambles were almost all to the north and east for the twofold reason that the Marshalsea was naturally reached across Waterloo, Blackfriars, or London Bridges, and that the district to the west of the little drudge was too splendid to seem home-like, or friendly to him. Moreover it lacked the variety of the older portion of town. In a neighborhood where the houses had made up their minds to "slide down sideways" and were now leaning on gigantic crutches preliminary to the time when they should abandon these and dive into the river, the replacing of the rottenest old ones by more modern structures varied the scene; but in the west there was the dreariness of uniform prosperity. "The expressionless uniform twenty houses, all to be knocked at and rung at in the same form, all approachable by the same dull steps, all fended off by the same pattern of railing, all with the same impracticable fire-escapes, the same inconvenient fixtures in their heads, and everything without exception to be taken at a high valuation—who has not dined with these?"

If Dickens occasionally overstates, at least he does not do so in such a description as this of Harley Street. It might apply literally to scores of streets yet standing which are equally bleak, dreary and expensive looking. But in this same period when Dickens was still in boyhood there was a great lot of building done in London which was characterized by fine and dignified elegance as well as by stability. Much of this is associated with the name of the Regent, eminently of course Regent Street running due north from St. James Park, to Piccadilly Circus and thence in a fine curve up to Oxford Street and beyond to Langley

Place. The buildings are four stories high in a classical style, the chief feature of which is the oft-repeated Greek pediment and the ornamental Corinthian columns. To the sophisticated they exhibit "the follies of a Greek architectural mania," but to those who do not know any better they seem graceful and stately and dignified; and they are surely fortunate in not succumbing to the London smoke, on account of the fact that they are Crown property and must be repainted at frequent intervals. Regent Street was a fine achievement of the early nineteenth century in redeeming a sordid neighborhood by cutting a bold swath through it, and making a complete new start in the buildings which lined the avenue. The same sort of thing within the last ten years has been done in the construction of Kingsway which runs from Holborn directly down to the Strand.

But the fine sweep around Regent's Park\* which is bordered with the same architecture, was erected in what was then open country although at the present time it is a jewel set as firmly into the compactly surrounding London neighborhood as Regent Street itself. By Dickens's time the city in size had become an enormous thing. Hyde Park was encircled with buildings. Regent's, to the northeast of it, was no longer absurdly far from the center of things. Islington and Paddington, a good two miles out from the city on the northwest, had finally been included. Kensington, west of Westminster and beyond Hyde Park, was developing fast. Of course tremendous expansion was going on and is still going on, the surroundings of London today being as fresh and incomplete and varnishy as can be found around any middle western American city. Yet in Dickens's day the great metropolis had become so vast that its further growth in mere area is only comparatively interesting. As a matter of fact, few visitors to London know anything of the great city which extends miles beyond the limits of that London which *Oliver Twist* knew.

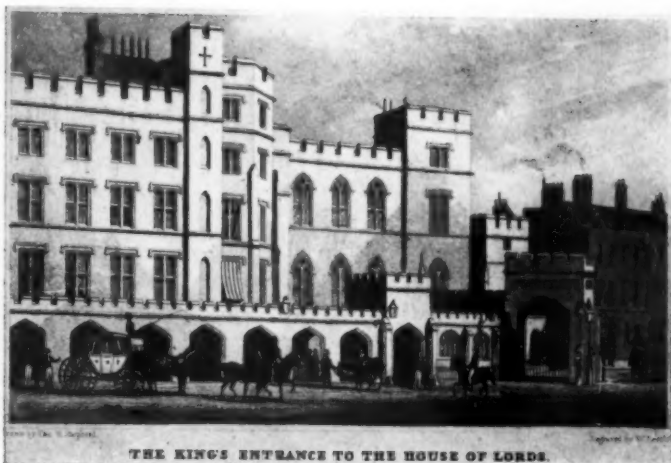
\*Dickens was a householder in this neighborhood at 1 Devonshire Terrace. 1830-51.



Near Lincoln's Inn Fields. "In vain has it been shown again and again that Dickens had declared in the story that the shop was levelled to the ground, and that, from the description of the explorer [Fitzgerald in 'Bozland'], which is minute enough, it must have been in another direction of the city."—Fitzgerald's "The Life of Charles Dickens," Vol. II.



THE PARLIAMENT HOUSE, FROM OLD PALACE YARD.

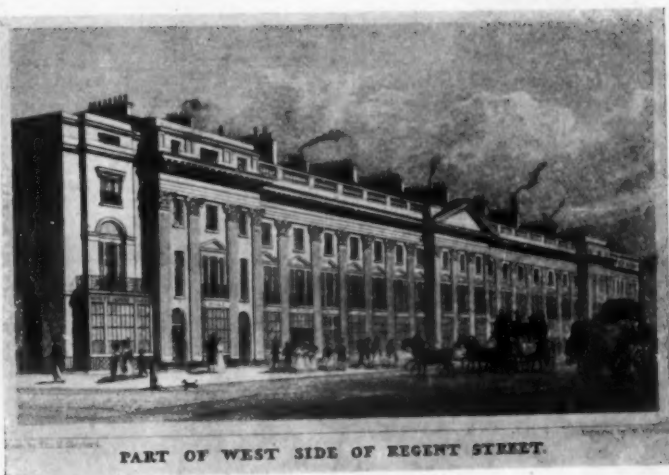


THE KING'S ENTRANCE TO THE HOUSE OF LORDS.



PART OF EAST SIDE OF REGENT STREET.





PART OF WEST SIDE OF REGENT STREET.



Fleet Street in 1810



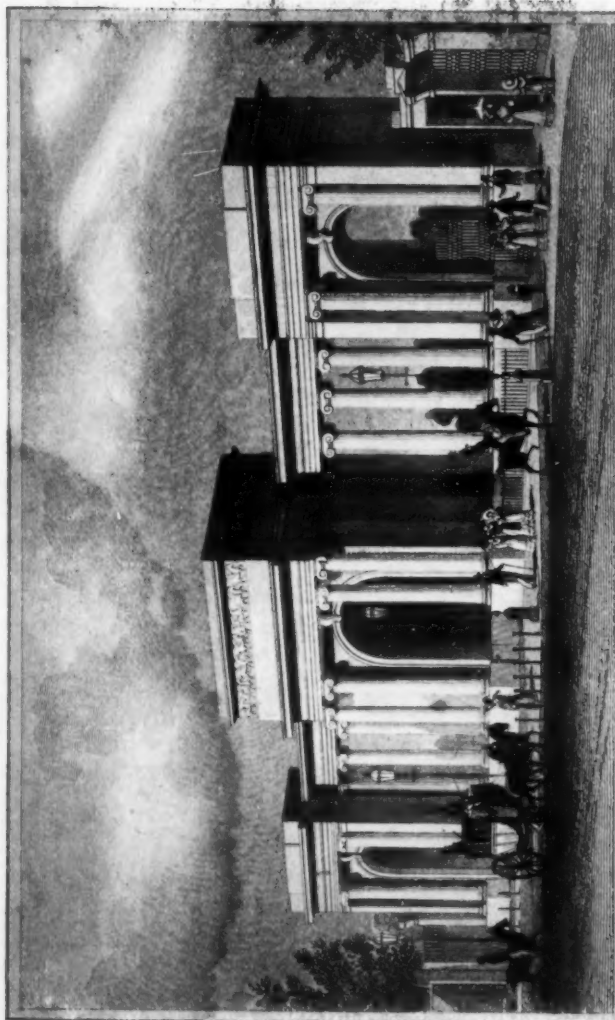
Hungerford Market, near Charing Cross



Regent Street. (From Pierce Egan's "Life in London")



Mild Diversions for Tom and Jerry. (From Pierce Egan's "Life in London")



Engraved by W. H. Shepherd.

GRAND ENTRANCE TO HYDE PARK, PICCADILLY.

Engraved by W. H. Shepherd.

Dickens's life, quite in contrast to his stories, included a brilliant succession of sumptuous formal dinners. This sort of social event is a subject on which Dickens comments in his early sketches, Thackeray in his "Sketches of London Life," Irving in his "Sketch Book," Hawthorne in "Our Old Home," and almost all other observers of English customs. The celebration of an event and the consumption of food were inseparable in England. Among Dickens's hosts few are more cordial than John Forster, his biographer, an open-handed gentleman with pleasant quarters in Lincoln's Inn Fields.\* Here under Forster's roof there was often the "sound of revelry by night." At the Prince of Wales Restaurant, Leicester Place, was held a brilliant dinner to celebrate the final number of the "Pickwick Papers" in 1837. Again at Forster's there was a notable gathering when Dickens returned in 1844 to dine and to read "The Chimes" to Carlyle, Douglas Jerrold, Frederick Dickens, Maclise, Forster, and others of less note. Frequently at the house of Rogers, the banker poet, there was the feast of reason and flow of soul that accompanies good food and drinking. When the novelist left for America, for France, for Italy, when he returned, and when he went again, always there were dinners and always toasts addressed in fulness of heart to the brilliant and beautiful guest of honor. This side of Dickens's life appears little in his stories, the indelible impressions of his boyish years crowding out almost everything else. Yet occasional resemblances were perhaps too faithful, as in the case of Harold Skimpole to Leigh Hunt, and Lawrence Boythorne to Walter Savage Landor.

Dickens's London was of course Thackeray's in the sense that the two authors were exact contemporaries, and enjoyed popularity and fortune there during the same years. As men they were acquainted with the same clubs and theaters, and dined at many of the same tables both public and private. Yet the London of Thackeray's stories was quite

\*These serve as the model for Mr. Tulkinghorn's rooms in "Bleak House."

the reverse of that in the tales of Dickens—a difference for which the difference in their early careers accounted. For Thackeray was in a modest way a creature of fortune. As a boy he was sent up from India for education, first in the Charterhouse School and then at Trinity College, Cambridge. After leaving the University—prematurely—he spent his time till he was twenty-one partly in Weimar, partly in Paris, and partly in the Devonshire house where his mother now lived. During this period he was making somewhat unsystematic attempts to learn drawing, to which he had a natural leaning but no particular desire to apply himself. This desire was decreased when on becoming of age he received an inheritance which would have brought him in an income of five hundred pounds if he had not squandered the whole amount in two years. Thus it was that when Dickens was already triumphant over his youthful obstacles, Thackeray was regaling himself with the combined memory of wasted opportunities and a squandered fortune; but he was not ill-trained for the work he had to do. He had been moving about in a definite realm of society, the people of wealth, of rank, and of at least the chance for culture. He had known them in town and at their country seats, he had seen them as they traveled on the continent. He knew, in memory at least, something of their lives in the distant colonial possessions and of how they spent at home the money which had been earned for them in the far corners of the earth.

Hence "Pendennis" and "The Newcomes" and "Vanity Fair." Thackeray's London started with social position and used Bohemia for a background as naturally as Dickens's started with poverty and resorted to the West End only by way of contrast. Major Arthur Pendennis is introduced "in the full London season . . . at a certain club in Pall Mall of which he was the chief ornament." It was the height of heroism when in order to pull his nephew out of a tight place, "He gave up London in May . . .

his afternoons from club to club, his little confidential visits to my ladies, his rides in Rotten Row, his dinners, and his stall at the Opera, . . . his bow from my Lord Duke or my Lord Marquis at the great London entertainments." Imagine any Dickens character with such a daily program! For relief, Arthur Pendennis the younger, after he had failed at the university, came back to Dick Swiveller's London, lived in the Lamb Court, Inner Temple, frequented the Black Kitchen at The Fielding's Head in Covent Garden, and consorted with a poor hack writer in the Fleet Prison. But this was diversion. "Elated with the idea of seeing life Pen went into a hundred queer London haunts." When he returned to his native heath he re-entered the West End drawing rooms where "The carpets were so magnificently fluffy that your foot made no more noise on them than your shadow; on their white ground bloomed roses and tulips as big as warming pans; about the room were high chairs and low chairs, bandy-legged chairs, chairs so attenuated that it was a wonder any but a sylph could sit upon them, marqueterie tables covered with marvelous gimcracks, china ornaments of all ages and countries, bronzes, gilt daggers, Books of Beauty, yataghans, Turkish papooshes and boxes of Parisian bonbons. Wherever you sat down there were Dresden shepherds and shepherdesses convenient at your elbow; there were, moreover, light blue poodles and ducks and cocks and hens in porcelain . . . —there was in a word everything that comfort could desire and the most elegant taste devise. A London drawing-room fitted up without regard to expense is surely one of the noblest and most curious sights of the present day." This was quite different from the interior decoration of Elizabeth's time. When Dickens wished to achieve the same variety he had to resort to The Old Curiosity Shop.

In Thackeray's own experience the most interesting contact with historic London came through his four years

at Charterhouse.\* It is one of the most interesting monuments in London. As hospital and school it dates from 1611, but at that time it was two hundred and forty years old, for it was originally a Carthusian monastery which suffered confiscation at the dissolution of the monasteries in 1535.† Structurally it looks today very much as it has for centuries. "There is an old Hall, a beautiful specimen of the architecture of James's time; an old Hall? many old halls; old staircases, old passages, old chambers decorated with old portraits, walking in the midst of which we walk as it were in the early seventeenth century." In these surroundings lived the eighty pensioners who enjoyed the bounty of Sir Thomas Sutton, the founder, and here studied the sixty foundation scholars and the hundreds of tuition scholars among whom Thackeray was one. He could look back on illustrious predecessors. Crashaw, the poet, Blackstone of "Commentaries" fame, Addison and Steele together, John Wesley, nonconformist, and Archdeacons, Bishops, and Archbishops of the established church. Today the number of pensioners has been reduced and the Charterhouse school which has removed to Surrey, has been replaced by the Merchant Taylors School; but the old associations still cluster in and around the old buildings. Smithfield Market is just around the corner, and a few minutes' walk down Aldersgate Street and beyond brings us to St. Paul's Churchyard and the towering dome in the midst of it.

If Charterhouse was such an epitome of life and letters, how much more so was all London. It was still an old city, untouched by the march of comfort. There were no telephones, nor telegraphs, nor railways above or below ground. There were no electric lights, nor motor busses, nor elevators; no department stores nor penny post. In 1814 *The London Times* was first printed by steam, and in 1816 a steam-boat first plied on the river. In 1822 St. James's Park

\*"This appears as Greyfriars in "Pendennis," Chapter 2, and in "The Newcomes," Vol. 1, Chaps. 4 and 7, Vol. 2, Chaps. 37 and 42.

†See CHAUTAUQUAN MAGAZINE for October, 1910, page 204.



was lighted by gas, and in 1836 the Greenwich Railway was opened. Old cities are like old houses. You cannot introduce all the modern conveniences without changing the looks of things. The niche on the stairs, where the old Roger's Group used to be, proves just the place for an electric switchboard; and the fine old knocker on the front door, though it still survives, is a sort of "last leaf in the spring," for every one knows that all it does now is to press a button when it comes down. Georgian London is no more; and this is but natural; it is a long way back to the Georges. Thackeray was born a hundred years ago, and Dickens, if he were living, would be "going on" ninety-nine.





By Kate Fisher Kimball

**R**OCHESTER possesses the true atmosphere for a mystery. Dickens divined this when he began to weave his plot for a story which should center about the cathedral. The town to him was "a silent city, deriving an earthy flavor throughout from its cathedral crypt." So powerful has been his spell that when you walk the streets of the ancient town or stroll through the Cathedral, your thoughts are quite as much of Jasper and Tope and Canon Crisparkle and Durdles as they are of those robust personalities whose carved figures adorn the Choir screen, Paulinus, Gundulph, DeHoo, Fisher, and the rest. But this darksome little town with its creepy cathedral would never have given Dickens such a setting for his tale had it not been for the grim decrees of fate which molded its history.

Legend, in its earliest dawn, represents the pagan residents of Rochester as opposing a stout front to Augustine's mission. It even asserts that they attached fish tails to the garments of the preacher, and although they finally arrived at the dignity of a Christian bishopric in 604, their first bishop, Justus, had to flee to Gaul in a few years, when owing to the death of King Ethelbert the church lapsed into

\*This is the sixth article in the series on "English Cathedrals." "Canterbury" appeared in the September, 1910, issue of THE CHAULTAUQUAN, "Ely" in October, "Westminster Abbey" in November, "Salisbury" in December, and "Lichfield" in January, 1911.

most determined heathenism. A similar tragedy overtook Paulinus, the brave Augustinian missionary who escorted Ethelbert's daughter to Northumbria as the bride of King Edwin and with her converted him to Christianity. The story belongs to the annals of York, but touches Rochester also, for Edwin fell before the host of Penda of Mercia and Paulinus brought the widowed queen back to her Kentish home and remained as Bishop of Rochester while the north was left to Celtic missionaries.

Rochester on its hospitable river Medway naturally proved a seductive prize for pirates. The Danes plundered the town whenever their fancy dictated, though once at least King Alfred beat them off; and one of the most persistent of early traditions asserts that the doors of the cathedral were covered with the skins of Danes. The Normans, with their military instincts, reared an impregnable castle on the river bank and despite the ragged holes in its once trim exterior, which Dickens said looked as if the rooks and daws had picked its eyes out, a defiant spirit breathes from it to this day.

A climb to the top of the Castle brings vividly back the age of warfare,—dungeons below your feet, the deep cut of the portcullis overhead, cheerless, dark, winding stairways, unguarded corridors and grewsome openings where stones and hot lead might be precipitated upon the head of the enemy. You are glad to reach the outlook of the battlements with a lovely view of the Kentish hills and nothing more immediately warlike in view than the neighboring military dockyards of Chatham, while the pigeons build their nests in the chinks of the castle and gulls float above the river as they must have done with sinister intent in the cruel days of long ago. Here William Rufus besieged the Conqueror's half brother, the rebel Bishop Odo. Later King John undermined its outer wall and Simon de Montfort and Wat Tyler each in turn tested its strength.

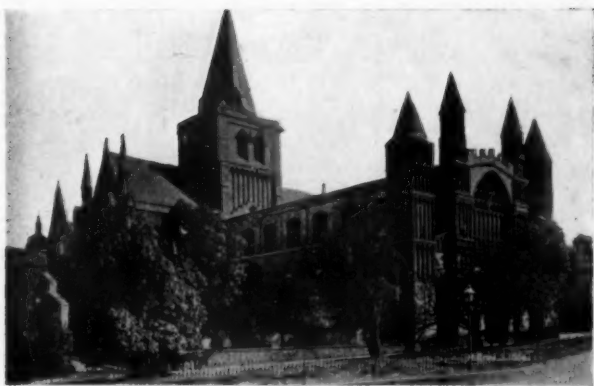
Three miles away across the river is Gad's Hill where

Dickens spent the last ten years of his life.\* The name awakens Shakespearean memories also. Was it not here that Falstaff, the arch robber, met his equal in Prince Henry? A few miles to the south is a group of prehistoric stones known as Kits Coty House. Over the slope of this hill Hengist and Horsa are said to have marched in 449 when, turned back by the guarded walls of Rochester, they passed down into the valley of the Medway to that world-famous battle where Horsa fell, the first of England's war heroes.

But it was long after Horsa and Paulinus and the Danes that an archbishop of Canterbury, William de Corbeil, built this formidable castle, and it was an asset that must have rested heavily upon him. He had crowned King Stephen in 1154 after solemnly swearing to support the cause of Matilda and is said to have died of remorse for his faithlessness. The Cathedral lies in a hollow just below the castle. You look down upon its odd little central tower, antique in design but really newest of the new. The previous tower, a square, eighteenth century production, was rebuilt under the late Dean Hole, whose zeal turned the proceeds of an American lecture tour into the treasury of his Cathedral, and the tower once more took on its early proportions.

This is one of the best view-points for the Cathedral, which is much hemmed in by buildings. Its Norman west front has often been restored and quite altered by a large perpendicular window, but the lower tier of the façade has suffered less change and its fine central Norman doorway is a credit to its early architects. The pioneer of its Norman builders was Bishop Gundulph, a remarkable man, for years a monk at Bec in Normandy. This was one of the greatest seats of learning in Europe and the monastery of

\*In Dickens's study of Gad's Hill was a shelf of counterfeit book backs ingeniously devised by him and his friends. Some of them suggest his cathedral studies; "King Henry VIII's Evidence of Christianity," 5 volumes; "Noah's Arkhitecture;" "The Wisdom of our Ancestors: I. Ignorance, II. Superstition, III. The Block, IV. The Stake, V. The Rack, VI. Dirt, VII. Disease."



Exterior, Rochester Cathedral



Rochester Castle and Cathedral from the River Medway

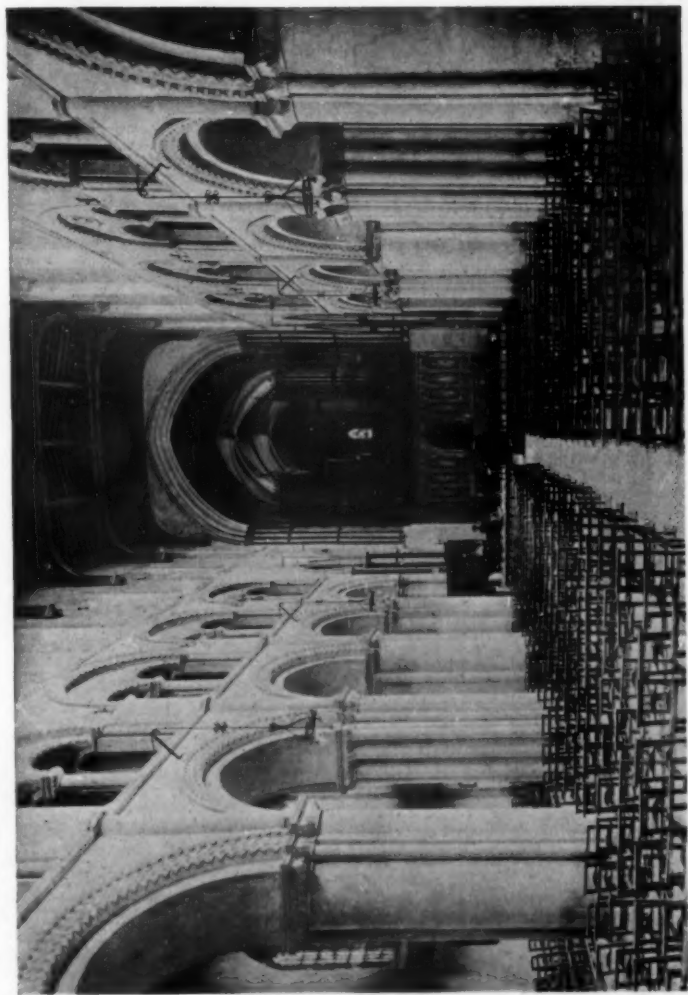


Norman Triforium



West Window

The Nave, Rochester Cathedral



The Nave, looking east, Rochester Cathedral



High Altar and Sedilia



Choir Screen

Entrance to the Choir and its eastern end, Rochester Cathedral





Choir, Rochester Cathedral

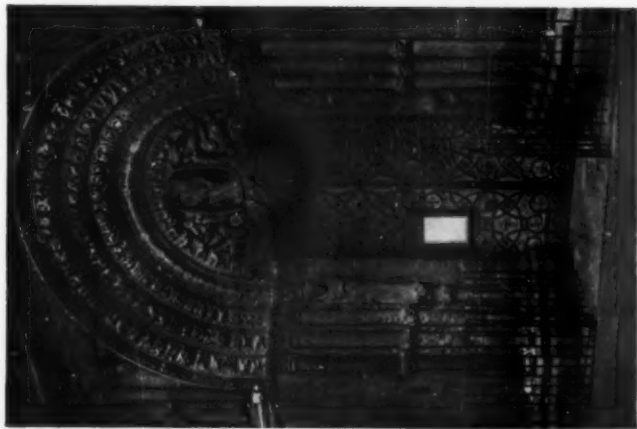


Cloisters

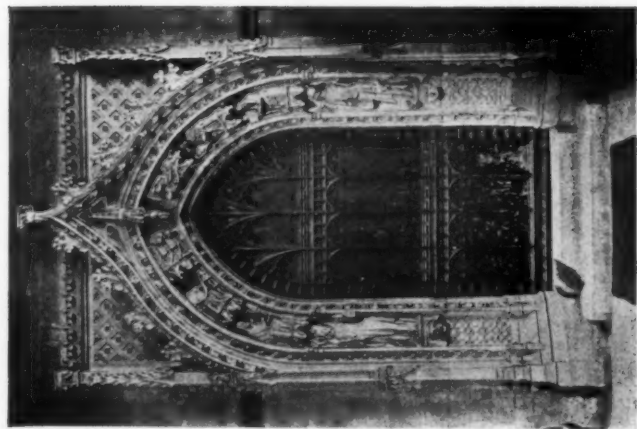


Crypt

Underground and above ground, Rochester Cathedral



West Door



Chapter House Door

Two Entrances, Rochester Cathedral



Miles the Verger, Rochester Cathedral; the original of Tope in  
"Edwin Drood"

"Mr. Tope, Chief Verger and Showman, and accustomed to be high with excursion parties." . . . "Very good people, sir, Mr. and Mrs. Tope," said Mr. Sapsea, with condescension. "Very good opinions. Very well behaved. Very respectful. Much approved by the Dean and Chapter."  
—"Edwin Drood."

Canterbury's famous archbishops, Lanfranc and Anselm. Gundulph, intimately acquainted with these prelates, was made Bishop of Rochester by Lanfranc. Like his distinguished associates he was an able architect and built the White Tower of London, part of the wall of Rochester Castle overlooking the river, and much of the early Norman Cathedral, where he established a strong colony of Benedictine monks. His huge, rugged tower at one time more than sixty feet high, still stands on the north side of the Cathedral and has been the puzzle of antiquarians. Whether built for defense or for bells is uncertain. It was unquestionably used for bells and was as certainly built before the church. It was a melancholy deed of the Dean and Chapter in the early nineteenth century to use some of the stones of this venerable tower for repairs to the Cathedral.

The close connection between Rochester and Canterbury is obvious from their history. Lanfranc had scarcely finished the Norman Cathedral at Canterbury when Gundulph began his work at Rochester. When Anselm pulled down Lanfranc's choir to enlarge it he put Prior Ernulf in charge of the work, but Ernulf later became Bishop of Rochester, and it fell to his lot and that of his later associates to rebuild and complete Gundulph's nave. It is not unlikely therefore, that Rochester's beautiful nave conveys to us some idea of what Canterbury's choir may have been in its early years.

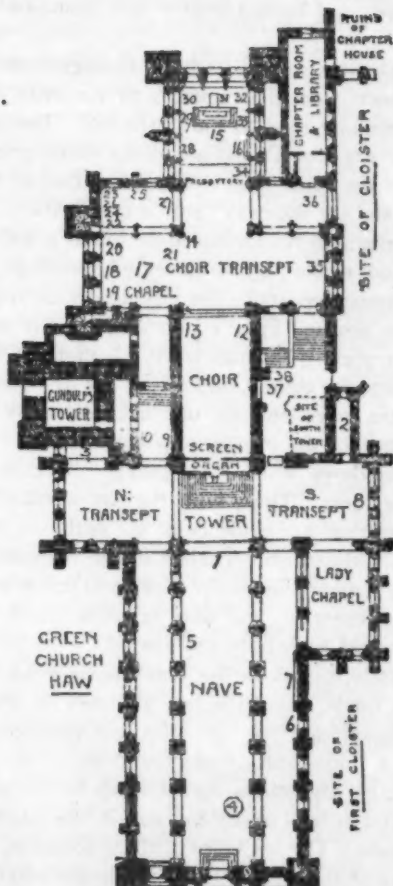
Norman times saw Rochester Cathedral at the mercy of two devastating fires. The horrified chronicler, still under the spell of the church's dedication and the King's presence, naively records that "a dreadful conflagration broke out and without any regard to the Majesty of the King, grandeur of the Church, or solemnity of the occasion, laid the city in ashes and much damaged the new church!" It was especially tragic, for England was deprived of one more complete Norman monument, though the growing ambitions of the people and the recent beautiful work of the "two Wil-

liams" at Canterbury doubtless made them welcome the new pointed style. We are told that the sacrist William de Hoo initiated the architectural scheme of this new departure, and tradition has been busy in identifying him with "English William" of Canterbury, finding many parallels in the work of the two men.

The stern Norman architecture with its heavy containing arches and solid walls has been likened to the dominant Norman himself holding the country in his tight grasp. Perchance, as William de Hoo's pointed arches and graceful vaulted roofs began to rise above the choir, monks and people unconsciously breathed more freely and were reconciled to the change.

A sombre and unlooked for event at this time gave the Cathedral a "practical" saint, one more immediately profitable than its patron, St. Andrew! A pious Scotch baker, William of Perth, whose charity of one loaf in ten for the poor had already established a twelfth century "bread line," set forth on a pilgrimage to the Holy Land, possibly to be interpreted as Canterbury. His road lay through Rochester, but just beyond the town he was murdered by his servant, who robbed him and fled. The Rochester monks conveyed the body of this holy pilgrim to the Cathedral and buried it in the choir, where "he moalded miracles plentifully" at his tomb, so that "St. William," for he was afterward canonized, developed a career least thought of by himself. He became the munificent patron of the Cathedral, the offerings at his shrine making good the loss it had suffered by fire.

But for one patron in the thirteenth century the Cathedral encountered two despoilers. After King John had successfully besieged his rebellious barons in Rochester Castle he celebrated his victory by plundering the Cathedral till there was not even a "pyx" left for use in the Holy Sacrament. Fifty years later, on Good Friday, the Cathedral again bowed to its fate, when, after the capture of the city



### Plan of Rochester Cathedral

by the troops of Simon de Montfort, armed horsemen "coursed around the altars," dragged away the monks, robbed and murdered, and turned church and monastic buildings into stables.

These pictures of the past flit through your mind as you come down from the ramparts of the grim castle and follow the winding road to the Cathedral. The time-worn statues of Henry I or II and his queen which greet you on both sides of the great west entrance are two of the oldest in England, and the doorway itself is one of the finest specimens of Norman workmanship to be found anywhere, with its varied and elaborately ornamented moldings spanning the quaint tympanum above the ingeniously carved capitals. It recalls the similar "Prior's Doorway" at Ely which also represents very early Norman work. A flight of four steps leads down into the church, and after your first glance at the short Norman nave and its unusual decorative features, you notice at once the incongruous appearance of the large clerestory windows which are entirely unrelated to the arches below them. These with the flat wooden roof and great west window are evidence of the enthusiasm for perpendicular Gothic which prevailed in the fifteenth century. In Rochester's sober climate the Norman church was doubtless none too cheerful, and new fashions which promised more light would be readily accepted.

Fortunately, in still earlier times, some guidance, probably lack of funds, saved the fine old nave on which Gundulph and Ernulf and Bishop John had lavished so much skill, and you study with delight the great variety of moldings, billet, cable and others, on the inside of the west front, and a beautiful little Norman doorway in the southwest corner of the nave. The scalloped capitals occurring here and on the pillars of the nave with the elaborate carving of the great arches are charming examples of fine late Norman work. Gundulph's share can be seen in the south aisle where the arches are perfectly plain, but in the nave the



later builders cased his work with fine Caen stone and revelled in decorative effects. Most striking of these is the upper part of the triforium, where the heads of the main arches are filled in with stone and carved in a great variety of patterns, giving to the nave an almost Oriental richness, and suggesting its far distant Byzantine ancestry. The triforium, you notice, opens into the aisle, a very unusual feature, but found also in St. Stephen's Church at Caen, Normandy, where Lanfranc was once abbot. Only six of the eight bays of the nave are Norman, and even these had a narrow escape, for we learn that the last bay of the triforium on each side eastward, while apparently Norman, is really by masons of the Decorated period, replaced when it was decided to retain the old work. Just below where the two styles face each other under the sixth arch is a beautiful capital of carved Decorated foliage. At this point the two tall arches of the later builders cut off the triforium entirely.

In Rochester you feel the essential difference between Norman and Gothic. The Gothic principle of a building held aloft by its skilfully constructed framework cannot be successfully applied when new work is patched on the old, as in Rochester's nave and also in William de Hoo's early English choir, where he retained the thick Norman walls separating the choir from its aisles and allowed his Early English clerestory to rest upon them. The choir is thus entirely cut off from its aisles and these in turn are separated by heavy walls from the eastern transept. The church is in form a double cross. Moreover Gundulph's old crypt raised the choir to a considerable height, as at Canterbury, and the heavy screen which divides it from the nave, with the flight of steps leading up to it, forms another wall of separation, so that the church does not get the benefit of its actual size, small as it is, but suggests a series of semi-detached apartments, somewhat typical of the attitude of the monks and townspeople who did not always illustrate

the graces of Christian charity. The monks dwelt behind their screen, and the parish of St. Nicholas possessed the nave, and many were the disputes between them, ended only by the erection of a separate church in the cemetery to the north. A relic of these old days still survives in the right of the mayor and corporation on occasion to enter the Cathedral by the great west door in all the pomp of their civic authority.

Within the choir you seem in another church. There is much fine carving here of the dark marble shafts so freely used. The graceful clerestory with its dog tooth moldings and the blind arcades which take the place of the triforium are well worth attention. The brilliant wall decoration above the choir stalls, though modern, is a repetition of an ancient pattern discovered behind the stalls. Its *fleurs de lis* and rampant lions are quite probably an appreciative memory of the French wars, and of John II of France, who, captured by the Black Prince at Poitiers and brought to England, returned to his own country in 1360. He must have been glad enough to get out of England, and his gift of sixty crowns to Rochester by the way was doubtless a thank-offering! Another ancient bit of painting, part of a thirteenth century fresco of a wheel of fortune, was found hidden behind a pulpit. The fickle goddess is portrayed watching her votaries rise, and the missing portion doubtless made evident the fleeting nature of worldly success. One can fancy the long and pathetic procession of monks, who, day after day through the centuries, contemplated this fresco and thereby subdued their human aspirations. You must notice one or two exceptionally fine windows of the Decorated period in this part of the church, and, most important of all, the beautiful Chapter House doorway with its graceful ogee arch, beneath which is the ball-flower ornament, both very characteristic Decorated features. At the top of the door is a tiny nude figure of a soul just freed from purgatory with angels just beneath. The lowest figure on the right,



Wheel of Fortune. Thirteenth Century Fresco in Rochester Cathedral

a woman blindfolded, represents the Old Dispensation and that on the left the Christian Church. The latter was headless in the early nineteenth century and for fifty years thereafter bore uncomplainingly a bearded bishop's head. In 1897 its "rights" were conceded, and a female head substituted for that of the bishop! Bishop Hamo de Hythe, to whom the Decorated work in the choir is attributed, also built the central tower in 1346, and placing in it four bells, named them with due reverence Dunstan, Paulinus, Ythamar and Lanfranc. From the Chapter House door we return through the south choir aisle and pass down into the crypt. Gundulph's crypt is entirely taken up by the mechanism of the organ, and its Norman pillars are scarcely visible in the gloom, but the later English portion is very imposing. Traces of painting and sites of old altars show how extensively it was once used. Dickens, in his "Mystery of Edwin Drood," takes Jasper and Durdles down into the crypt by moonlight, and as they come up the colors of the stained glass windows are thrown upon their faces with weird effect.

Before leaving the Cathedral by the side door we linger to read the tablet to Dickens on the wall of the south transept. He wished to sleep in the neighboring churchyard but England claimed her right to his grave in Westminster Abbey. Just above his tablet memorial windows to General Gordon and his associates who fell in the Egyptian campaign, have been placed by the Royal Engineers who also erected a fine bronze statue to Gordon at Chatham, close to Rochester.

One more trace of the Cathedral's youth we must see in the crumbling arches of Ernulf's Chapter House and dormitory, southeast of the Cathedral, still marked with his characteristic diaper pattern, and even in their decay testifying to his artistic skill. Not far distant a plain old building, near the Prior's Gateway, now used for dwelling houses, is all that remains of the early Episcopal palace, the home of Bishop John Fisher, the greatest of Rochester's bishops and the last to live here. As Chancellor of the University of Cambridge he was distinguished for "grete and singular virtue," and as Bishop lent his strength to Erasmus, welcoming him to his home when the New Testament in English was struggling for recognition. He anticipated the progressive theology of our own day when he calmly insisted upon the use of reason in religion. Then, in the supreme test of Henry the VIII's time, the old bishop refusing to sanction the King's divorce from Catherine and his absolutism expressed in the Act of Supremacy, went to the scaffold, and as he knelt, opened his New Testament at random and read, "This is life eternal, to know thee, the only true God." His grave is not in Rochester but beside that of Sir Thomas More in the gloomy chapel of St. Peter ad Vincula in the Tower of London.

Just inside the Prior's Gateway stands Minor Canon Row. Here Dickens located his high-minded, athletic "classical, cheerful" young Canon Crisparkle who, with his charming old mother, "the china shepherdess," play such an important

rôle in the "Mystery of Edwin Drood." The houses are so much alike that you make your own selection. "Red brick walls harmoniously toned down in color by time, strong rooted ivy, latticed windows, panelled rooms, big oaken beams in little places and stone-walled gardens where annual fruit yet ripened on monkish trees." Glancing in at a friendly window you picture the inimitable scene of the dinner party when the pompous Mr. Honeythunder and his wards make their first appearance, the oppressive philanthropist finally reducing his hosts and fellow guests to "a sort of gelatinous state in which there was no flavor or solidity and very little resistance." You are liable to meet Durdles anywhere about here as he trundles his wheelbarrow intent upon neglected tree trunks, pruning and cutting, and you can see for yourself how Dickens has imparted his own peculiar flavor to the native traits of Durdles. Through the Prior's Gateway you find your way into the ancient vineyard, now a well kept park known as The Vines, where the Princess Puffer has her memorable interview with Edwin Drood which sends him off with misgivings in his heart to walk over the long bridge till dinner time, while "the woman's words are in the rising wind, in the angry sky, in the troubled water, in the flickering light." Dickens visited The Vines only a few days before his death and the last chapter which he wrote, again portrayed the Princess Puffer in the park, this time on a still hunt for Jasper, when she reveals to Datchery her former conversation with Edwin, and the plot thickens. Emerging from the park into Crow Lane you pass close to the former site of the "Traveler's Twopenny," recalling "Winks," the graceless imp, its "manservant" who earns an honest ha'penny at night by storming Durdles' home if he "ketches im out after ten." Crow Lane runs into High Street, Dickens's "one narrow street in Cloisterham by which you get into it and get out of it." On the right looms up the house of Mr. Sapsea, Auctioneer, "the purest Jackass in Cloisterham," who apes the

Dean in dress and manner, "has been bowed to for the Dean, in mistake; has even been spoken to in the street as My Lord, under the impression that he was the Bishop come down unexpectedly without his Chaplain," and just across the way you discern the Nun's House, through whose garden you stroll, seeing in fancy the sinister figure of the snake-like Jasper leaning on the sun dial while timid little Rosa flees to the house in horror at his advances. The house, now the Eastgate Museum, has lost all traces of its boarding school days under prim Miss Twinkleton, when with its resplendent brass sign it "reminded imaginative strangers of a battered old beau with a large modern eye-glass stuck in his blind eye." Slowly you ramble along the High Street, drawn by an irresistible fascination, to the very citadel of the story, Jasper's Gateway, above which so many thrilling scenes have been enacted and beneath which, with "everything as quaintly inconvenient as he could desire," dwelt the detective, Datchery, "a single buffer, living idly on his means" and all under the friendly guardianship of good Mrs. Tope and the venerable verger, endeared to the community as "Old Tope." Like "Winks" you elude the vigilance of Old Tope and slip once more into the Cathedral, reflecting there upon the wonders of the human imagination which could people the venerable city with a group of spirits who never shared its material existence, yet are as much a part of its history as those who in actual life walked its ancient streets.

## BIBLIOGRAPHY ON ROCHESTER

"Rochester," G. H. Palmer (Bell's Cathedral Series), 60c net. "The Mystery of Edwin Drood," Charles Dickens, \$0.35. This was Dickens's last work and left unfinished. The scene is laid in Rochester in and about the Cathedral. "John Jasper's Secret" by Wilkie Collins and Charles Dickens, Jr. \$1.25. The story was completed by the two writers from material left by Dickens in notes or in conversation with friends. Rochester is associated with many of Dicken's works, notably "Pickwick Papers," "Great Expectations," and "The Seven Poor Travelers."

*(End of Required Reading for March, pages 311-376)*

GLOSSARY OF THE ARCHITECTURAL TERMS USED IN  
THE "ENGLISH CATHEDRALS" SERIES

In the September, 1910, CHAUTAUQUAN will be found a supplementary article on English Cathedral Architecture making clear the characteristic features of Norman, Early English, Decorated, etc.

*Abacus*—The tablet or slab above the capital of a column.

*Aisle*—The side-building of a church (or hall), attached to the main body, commonly at a lower height.

*Apse*—The round or polygonal end of a chancel.

*Arcade*—A series of arches supported by piers or columns, either open or backed by masonry.

*Aumbrey* or *Almery*—A cupboard for containing the sacred vessels.

*Ball Flower*—Ornament resembling a ball enclosed in a globular flower of three petals.

*Billet Molding*—A pattern made with detached cylindrical or cubical blocks.

*Blind Arcade*—Arches backed by a flat surface.

*Boss*—A mass of carving at the intersection of the ribs of a vault, etc.

*Buttress*—An external support to the wall of a building. Flying Buttress, one supporting an upper wall with which it is connected by an arch above a lower part of the building (as the aisle of a church).

*Cable Molding*—A molding resembling a rope or cable.

*Canopy*—An ornamented projection over doors, windows, niches, etc.

*Capital*—The head of a column.

*Chapel-of-ease*—A chapel for parishioners residing at a distance from the parish church.

*Chapter House*—The Assembly room for transaction of the business of Dean and Chapter in a Cathedral.

*Cinquefoil*—In window or other tracery an opening consisting of five foils (see Cusp).

*Clerestory* or *Clear-Story*—An upper story, or row of windows in a Gothic church; so called to distinguish it from the blind-story, or triforium.

*Cloister*—A covered court in a monastery or college, commonly attached to the church.

*Close*—The precincts of a cathedral.

*Column*—A round pillar.

*Corbel*—An ornamented bracket supporting a weight.

*Corinthian Capital*—One which has a bell shaped core surrounded with acanthus leaves forming volutes at the corners.

*Cornice*—The horizontal molded projection encircling the top of a building.

*Crocket*—A bunch of projecting flowers or foliage decorating pinnacles, arches, etc.

*Cruciform*—Cross shaped.

*Crypt*—A vault beneath a building, wholly or partly under ground.

*Cusps*—(spear point) The projecting points in Gothic window

tracery, panellings, etc., the spaces between being known as foils.

*Diaper*—A uniform ornamental pattern covering a flat surface.

*Dog Tooth Molding*—Ornaments usually consisting of four plain leaves, arranged so as to form a point.

*Dripsione*—Projecting tablet or molding over heads of archways, windows, doorways, etc.

*Façade*—An elevation or exterior face of a building, usually the chief face.

*Fan Vaulting*—Vaulting in which all the ribs that rise from the springing of the vault have the same curve and diverge equally in every direction.

*Finial*—A leaf-shaped ornament ending a pinnacle or gable, etc.

*Flying Buttress*—See Buttress.

*Foil*—See Cusp.

*Geometrical*—A term applied to window tracery in which the stone ornament takes the form of geometric patterns as distinguished from the flowing lines which developed later.

*Lancet Window*—Pointed window suggesting in form a surgeon's lancet.

*Lantern*—A tower above the roof of a building, usually open to view from the ground and used to admit light.

*Minister*—A monastery—in England many of these were transformed into cathedrals, hence its wide use.

*Molding*—A general term applied to all the varieties of outline or contour given to the angles of the various subordinate parts and features of buildings, whether projections or cavities, such as cornices, capitals, bases, etc.

*Mullion*—The division between lights of windows, screens, etc., in Gothic architecture.

*Nave*—The main body of a church west of the choir.

*Ogee*—A curved line or molding partly concave and partly convex.

*Pier*—Often used for a compound or heavy, square pillar but more properly a solid portion of a wall between window openings.

*Pillar*—The shaft supporting an arch. Clustered or compound pillars are frequently used.

*Pinnacle*—A tall ornament usually tapering towards the top, much used as a termination to buttresses.

*Piscina*—A basin attached to the wall near the altar of a church, where the priest washed his hands and rinsed the chalice.

*Plate-Tracery*—Tracery which appears as if formed by piercing a flat surface with ornamental patterns.

*Plinth*—A square member forming the lower division of the base of a column.

*Polygonal*—Many sided.

*Portcullis*—A massive grating sliding up and down and forming a door for the defence of gateways.

*Presbytery*—The part of a church containing the high-altar.

*Pys*—The box or casket in which the consecrated bread was placed.

*Reredos*—A screen at the back of an altar.

*Quatrefoil*—An opening in windows or other tracery consisting of four foils. (See Cusp, also Trefoil.)



*Sacrist*—An officer of a church who has charge of all objects needed for divine service.

*Scalloped Capital*—A form of decoration resembling a shell.

*Screen*—A low partition—the chief screen in a cathedral is that between the choir and nave formerly known as the Rood-Screen from the cross bearing a crucifix which often stood upon it.

*Sedilia*—The seats of the officiating clergy.

*Shaft*—The body of a column or pillar, but particularly applied to small columns clustered around pillars or used in arcades, etc.

*Spandrel*—The triangular space between the shoulder of an arch and the moldings which enclose it or between two arches.

*Stall*—A fixed seat enclosed usually at the back and sides.

*String Course*—A projecting horizontal band or line of moldings in a building.

*Tracery*—Ornamental stone work in Gothic windows, panels, ceilings, etc.

*Transept*—Any part of a church projecting at right angles from the body and approaching it in height. Such a projection always contemplates a corresponding one on the opposite side.

*Trefoil*—Window or other tracery suggesting a three lobed leaf. (See Cusp.)

*Triforium*—A gallery in a church—"the blind story"—usually the space between the sloping roof of the aisle and the vaulted ceiling beneath.

*Tympanum*—The space above the horizontal opening of a doorway and the arch above.

*Undercroft*—A subterranean chapel or apartment.

## NOTES ON DICKENS LAND PICTURES

### SUN HOTEL

"It was a little inn where Micawber put up, and he occupied a little room in it, partitioned off from the commercial room, and strongly flavored with tobacco smoke. I think it was over the kitchen. . . . I know it was near the bar, on account of the smell of spirits and jingling of glasses. 'My dear,' said Mr. Micawber, 'if you will mention to Copperfield what our present position is, which I have no doubt he will like to know, I will go and look at the paper the while and see whether anything turns up among the advertisements.'"

—"David Copperfield."

### URIAH HEEP'S HOUSE

"'Here is my umble dwelling, Master Copperfield.' We entered a low, old-fashioned room, walked straight into from the street, and found there Mrs. Heep, who was the dead image of Uriah, only short. She received me with the utmost humility and apologized to me for giving her son a kiss, observing that lowly as they were they had their natural affections."

—"David Copperfield."

### HOUSE OF AGNES

"At length we stopped before a very old house bulging out over the road—a house with long low lattice-windows bulging out still

further, and beams with carved heads on the ends bulging out too, so that I fancied the whole house was leaning forward, trying to see who was passing on the narrow pavement below."

—"David Copperfield"

#### JASPER'S GATEHOUSE

"Among these secluded nooks there is little stir or movement after dark. There is little enough in the high tide of the day, but there is next to none at night. . . . One might fancy that the tide of life was stemmed by Mr. Jasper's own Gatehouse. The murmur of the tide is heard beyond, but no wave passes the archway, over which his lamp burns red behind the curtain, as if the building were a Lighthouse."

—"Edwin Drood."

#### RESTORATION HOUSE

"The Restoration House" is a picturesque Elizabethan structure, built on the E plan, where Charles II stayed as the guest of Colonel Gibbons on the eve of his Restoration. This is the "Satis House" of "Great Expectations." "Within a quarter of an hour we came to Miss Havisham's house, which was of old red brick, and dismal, and had a great many iron bars to it. Some of the windows had been walled up; of those that remained, all the lower were heavily barred. There was a courtyard in front, and that was barred; so we had to wait after ringing the bell until some one should come to open it."

—"Great Expectations."

#### THE NUNS' HOUSE

"In the midst of Cloisterham stands the Nuns' House, a venerable brick edifice, whose present appellation is doubtless derived from the legend of its conventual uses. On the trim gate enclosing its old courtyard is a resplendent brass plate flashing forth the legend: 'Seminary for Young Ladies. Miss Twinkleton.'"—"Edwin Drood." This is supposed to be also the original of the Westgate House in "Pickwick," though Dickens located it at Bury St. Edmund's. It is now a museum and contains a very interesting "Dickens Room."

#### WATTS'S CHARITY

"Strictly speaking there were only six Poor Travellers; but being a Traveller myself, though an idle one, and being withal as poor as I hope to be, I brought the number up to seven. The word of explanation is due at once, for what says the inscription over the quaint old door?

Richard Watts, Esquire,  
by his Will dated 22nd August, 1579  
founded this Charity  
for Six Poor Travellers,  
Who, not being Rogues or Proctors,  
May receive gratis for one night  
Lodging, Entertainment,  
and Fourpence each."

—"Seven Poor Travellers."

## BULL INN

The house has been slightly altered externally, but the staircase, coffee room, ball room and kitchen remain as they were in Dickens's time. It is the "Blue Boar" of "Great Expectations" and "The Bull" of "Pickwick." Mention of the kitchen occurs in "Seven Poor Travellers." "Good House, Nice Beds," quoted from "Pickwick" is inscribed on the sides of the entrance.

## MR. SAPSEA'S HOUSE

Mr. Sapsea's premises are in the High Street over against the Nuns' House, and on a shield between the gables is the date 1684, although they appear to be much older. By a peculiar coincidence the lower part of the house is now used as offices by Messrs. Prall & Prall, Auctioneers, thus keeping up its Dickensian character. . . . It also answers the description of Mr. Pumblechook's "eminently convenient and commodious premises."

## ALDERBURY CHURCH

"In honor of old times," said Martin, "and of her having heard you play the organ in this damp little church down here—for nothing, too—we will have one in the house. I shall build an architectural music-room on a plan of my own, and it'll look rather knowing in a recess at one end."  
—"Martin Chuzzlewit."

## MARK TAPLEY LEAVES THE "BLUE" DRAGON

"He arose early next morning, and was afoot soon after sunrise. But it was of no use; the whole place was up to see Mark Tapley off; the boys, the dogs, the children, the old men, the busy people and the idlers—there they were, all calling out 'Goodbye, Mark,' after their own manner, and all sorry he was going."  
—"Martin Chuzzlewit."

## HOSPITALITY OF THE "BLUE" DRAGON

"The kitchen fire burnt clear and red, the table was spread out, the kettle boiled; the slippers were there, the boot-jack too; sheets of ham were there, cooking on the gridiron; half a dozen eggs were there, poaching in the frying pan; a plethoric cherry-brandy bottle was there, winking at a foaming jug of beer on the table; rare provisions were there, dangling from the rafters as if you had only to open your mouth, and something exquisitely ripe and good would be but too glad of the excuse for tumbling into it."  
—"Martin Chuzzlewit."

## THE BROOK, CHATHAM.

"The truth is that he was a precocious child, precocious not only on the more poetical but on the more prosaic side of life. He was ambitious as well as enthusiastic. No one can ever know what visions they were that crowded into the head of the clever little brat as he ran about the streets of Chatham or stood glowering at Gad's Hill."  
—"Chesterton's 'Charles Dickens.'"

## GAD'S HILL

"The drawing-room faces the front, and, like the dining-room, has been lengthened and opens into the conservatory. . . . From

the hall we enter the dining-room, a cheerful apartment looking on to the beautiful lawn at the back, which has at the end the arched conservatory of lilac-tinted glass at top, in which the novelist took so much interest, and where he hung some Chinese lanterns, sent down from London the day before his death."

—W. R. Hughes's "A Week's Tramp in Dickens Land."

#### CHALET

"I have put five mirrors in the chalet where I write," he told an American friend, "and they reflect and refract, in all kinds of ways, the leaves that are quivering at the windows, and the great fields of waving corn, and the sail-dotted river. My room is up among the branches of the trees; and the birds and the butterflies fly in and out, and the green branches shoot in at the open windows, and the lights and shadows of the clouds come and go with the rest of the company. The scent of the flowers, and indeed of everything that is growing for miles and miles, is most delicious."

—Forster's "Life of Dickens."

## London, After Midnight

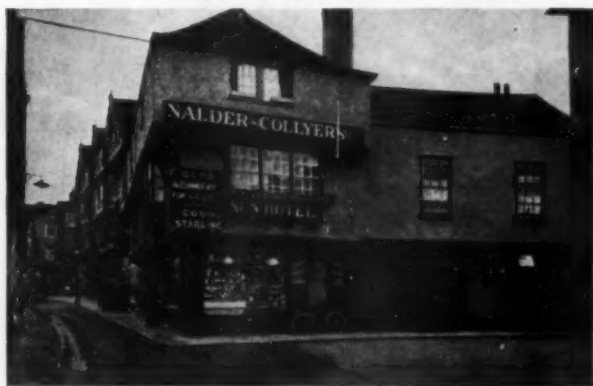
By Henry Ellison

Silence broods o'er the mighty Babylon;  
 And Darkness, his twin brother, with him keeps  
 His solemn watch; the wearied city sleeps,  
 And Solitude, strange contrast! muses on  
 The fate of man, there, whence the crowd anon  
 Will scare her with life's tumult! The great deeps  
 Of human Thought are stirless, yet there creeps,  
 As 'twere, a far-off hum, scarce heard, then gone,  
 On the still air; 'tis the great Heart doth move  
 And beat at intervals, soon from its sleep  
 To start refreshed. Oh Thou, who rul'st above,  
 Be with it in its dreams, and let it keep,  
 Awake, the spirit of pure peace and love,  
 Which Thou breath'st through it now, so still and deep!

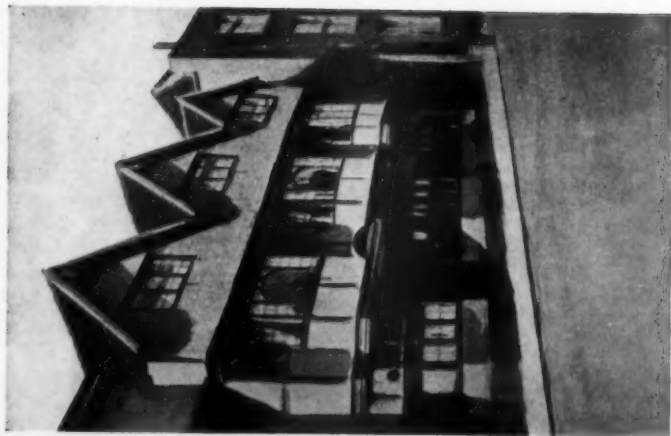
## In Dickens Land



College Gate, Rochester; Jasper's Gatehouse in "Edwin Drood"



Sun Hotel, Canterbury



Agnes' House, Canterbury



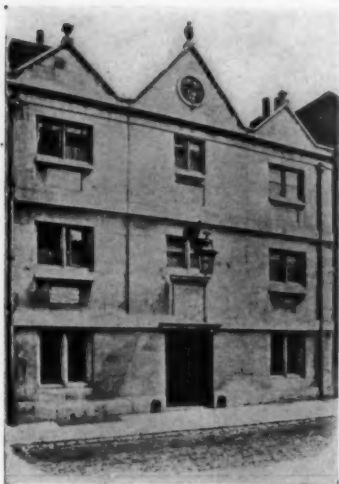
Uriah Heep's House, North Lane, Canterbury  
Two Houses Described in "David Copperfield"



Restoration House, Rochester



Eastgate House, Rochester (the Nuns' House in "Edwin Drood")



Watts' Charity for Poor Travelers,  
Rochester



The Guildhall, Rochester, where Pip,  
in "Great Expectations" was bound  
apprentice.



Bull Inn, Rochester



Mr. Sapsea's House, Rochester

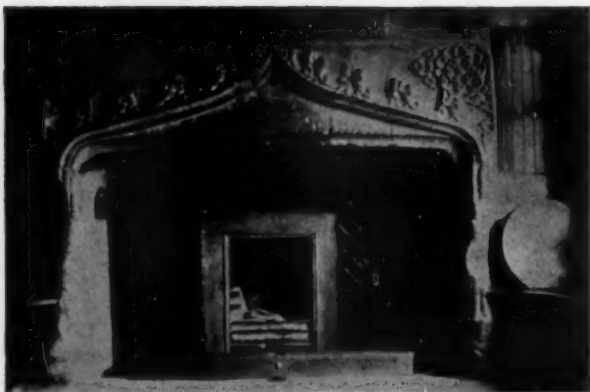




The Church, Alderbury, where Tom Pinch played the organ



Green Dragon Inn, Alderbury, where Mark Tapley was hostler



Fireplace, Green Dragon Inn, Alderbury



Bleak House, Broadstairs, where Dickens loved to look out on the sea. This house gave its name to the novel



18, The Brook, Chatham, where the Dickens family lived, 1821



Gad's Hill Place



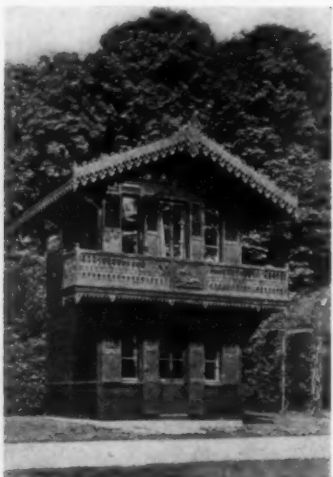
Mrs. Dickens



Charles Dickens



Charles Dickens reading to his daughters



The Chalet at Gad's Hill Place; now in Cobham Park

# Helping People in Their Homes

By Sarah K. Bolton

**P**ASSING St. Paul's Episcopal Church in Cleveland, one summer day, I saw a large concourse of people entering. It was the funeral of one of its vestrymen, Benjamin Rose, whose body had just been brought home from England, where he died June 28, 1908.

Born in Sutton Coldfield, Warwickshire, England, March 13, 1828, he had come to this country when a youth of twenty, without means, but with hands willing to work, and a determined purpose to succeed. He had the best of qualities towards this end. He was honest, industrious, energetic, genial in manner, and had good common sense.

His father made boots and shoes in England. The lad inclined to be a carpenter, but after a few months' trial, gave it up. He believed the "New World" had larger opportunities, and arriving in Buffalo in 1848, he found a place to work in the provision house of Richard Bullymore.

Here he remained for a year. It was not enough for him to receive his wages at the end of the week. He studied, as far as he was able, every detail of the business. He might need to use that knowledge in the future, he thought.

For two years after this he worked in a commission house in Cincinnati, and then coming to Cleveland in 1851, he opened a provision house with his brother George, under the name of Rose & Brother. He was still young—only twenty-three.

The business, small at first, continued to grow in a growing city. During the next twenty-four years two partners were added, one remaining seven years; the other fourteen years.

Mr. Rose, like every other person who succeeds, was always thinking as well as doing. He was the first man, it is said, to introduce freezing machines into his packing houses. He also invented several useful things for his business.

Mr. Rose, now forty-seven, had become a wealthy man. He had built for himself, his wife and two children, a handsome brick home on Euclid avenue. He had made an extended tour in Europe with his family, visiting England, France, Germany, Italy and Australia.

But sorrow had come in the midst of the prosperity. In 1872, his only son, Frank Albert, a bright and affectionate lad of fifteen, was drowned. The same year his only daughter, Vernie Browning (the latter name from his mother, Mary Browning), died at the age of fifteen months. From this great grief the wife never fully recovered. Increasing riches, and a country home by the lake, in the midst of trees and flowers, could not bring back the two beloved children.

In 1875 Mr. Rose organized the "Cleveland Provision Company" which now has many branches in this city of 500,000 people. Several employes were taken into the company, and he was made president. Large shipments of goods were made to Europe as well as in America, the annual sales, later, amounting to \$8,000,000.

He invested in land, built business blocks and helped to organize a bank. He did not forget to be generous. He helped to form the "Society of Organized Charities" of which he was made vice-president. He was one of thirty persons to give \$1,000 each, for the Garfield Monument.

It was known that Mr. Rose had become rich, and now that his wife had died, the city wondered how he would use his riches, when he, too, was called away.

When the will was read, after several bequests to relatives to be paid, mostly, in monthly instalments during life, and \$10,000 to Lakeside Hospital to maintain two beds as a memorial to his wife, it was found that \$3,000,000 were left to help the aged in their homes.

Women over sixty, and men over sixty-five, respectable and deserving, could receive each not more than fifty dollars a month. This was blessed news to many; there need be no

more good-byes to small rooms often made sacred by sorrow ; no more selling of simple household goods, made dear by association, to enter some big institution, which under the best conditions, can never be quite like a home.

The Board of Trustees, by the wise decision of Mr. Rose, consists of fifteen prominent Cleveland women—if one dies they are to elect her successor—and the income will do its noble work perpetually. A fourth of the income may be used for temporary aid to crippled children. These trustees chose as secretary Miss Irene Brush, a woman of sympathy, experience and judgment, whose investigations and aid have been invaluable to the work.

Large amounts of money are given in our country for education, and churches, and hospitals, but to help those who have been unfortunate to spend their last days in comparative comfort, with no fear of the "poor house" or starvation before them, this is a great and most unusual gift.

A few instances will show how a man may bring sunshine into many homes after he is dead. A woman, well educated, who had written two or three books, without near relatives, ill and wan from lack of fire and food, now has twenty dollars a month from the Rose fund. She looks rested, contented and thankful, with her pet dog beside her, perchance her best friend, who seems fully to appreciate the change of circumstances.

A widow, bereft of husband and children, losing all her property through the investments of a friend, tenderly reared and unfitted for labor, distressed beyond measure as she looked into the future, receives twenty-five dollars a month, and is most grateful.

A poor couple, grown old together, their rent paid and food provided by a poor church unable longer to bear the burden, receives forty dollars a month, and their two small rooms are a place of peace and thanksgiving.

Two ladies, refined and educated who have spent their lives in helping others, are now being helped in return.

It paid Benjamin Rose to work hard, to save, to invest, and to leave \$3,000,000 to bless hundreds of homes where poverty had taken out most of the gladness and hope.

We are not wont to call life a success where money is earned and saved. What shall we say when it is grandly spent?

## Dickens

The following song, written by Dr. O. W. Holmes, was sung by him to the air "Gramachree" on the occasion of the dinner given to Dickens in Boston, February 1, 1842:—

The stars their early vigils keep,  
The silent hours are near,  
When drooping eyes forget to weep—  
Yet still we linger here.  
And what, the passing churl may ask,  
Can claim such wondrous power,  
That toil forgets his wonted task,  
And love his promised hour?

The Irish harp no longer thrills,  
Or breathes a fainter tone—  
The clarion-blast from Scotland's hills,  
Alas! no more is blown;  
And passion's burning lip bewails  
Her Harold's wasted fire,  
Still lingering o'er the dust that veils  
The Lord of England's lyre.

But grieve not o'er its broken strings,  
Nor think its soul hath died,  
While yet the lark at Heaven's gate sings,  
As once o'er Avon's side—  
While gentle summer sheds her bloom  
And dewy blossoms wave  
Alike o'er Juliet's storied tomb  
And Nelly's nameless grave.



Thou glorious island of the sea—  
Though wide the wasting flood  
That parts our distant land from thee—  
We claim thy generous blood;  
Nor o'er thy far horizon springs  
One hallowed star of fame,  
But kindles like an angel's wings,  
Our western skies in flame!

## Housing of the Poor in the United States

By Flavel Shurtleff\*

**I**N this young country we take great pride in being citizens of no mean city. The census of 1910 with its remarkable figures of urban growth is read with the utmost satisfaction. It is a personal insult to every citizen when the national authorities are suspicious of the numbers in his town. Cities of two hundred thousand today expect to number a million in twenty years, and dream of far greater numbers. We see no warning in the often repeated statement that in the cities is a greatly disproportionate percentage of the entire population. That quality is being sacrificed for quantity, that the problem of providing livable homes for those who are crowding into the city is being neglected, that great growth is being exploited for private gain to the wretchedness of many is not believed.

The gross ignorance of housing conditions which still exists among intelligent and well-informed people may be in part caused by a confusion in terms. The real estate agent can see no housing problem as long as there is a "to let" sign. The worker among the poor sees a grave housing problem as long as there are dark, ill-smelling rooms used as homes by from four to six persons per room. Clearly the

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investigator must ask a more explicit question than "Is there a housing problem in your town?"

Recent investigations of housing conditions have resulted at least in giving a new application to an old word. "Congestion" is the refrain of these reports. When asked to define a condition of congestion, experts differ. It does not mean too many people to the acre, for it is agreed by all that one acre may support a thousand people if they are properly housed, and on another acre two hundred people may be living in misery. Properly housing a thousand people to the acre in a finely equipped hotel is not congestion but concentration, a necessary incident to city life. Properly accommodating a thousand or more to the acre in a modern office building is also not congestion but concentration. Improperly doing either one is congestion, but no one has as yet attempted to draw the line between. An authority on the housing question has declared that there is congestion in only two or three cities in the United States. If that is so, we are not interested in defining the word as applied to housing conditions. The question of the housing investigator will not be "Is there a congested condition in your town?"

In looking to New York City for light on the question we find that the housing of the poor and bad tenement conditions have become synonymous. We must not, however, be led into the error of supposing that in a city with no bad tenements the housing of the poor is not a matter of concern. The aim of the searcher for truth should be to find out what are the conditions among the poor, no matter what name is given to their habitation. If these conditions are bad, if they make for disease, for stunted growth physically or morally, then there is need for reform in housing. The census returns may not show the truth; the number of persons per acre does not reflect conditions of living. Only by visiting the homes of the poor is the searcher rewarded. There are

too many reforms of housing conditions that are superficial, too many reformers who have never visited a slum.

The city which has grown to 200,000 without a serious problem of bad living conditions among the poor is an exception, and by "the poor" I do not mean those dependent on charity, but those dependent on wage earners.

The analysis of the causes of the migration to the city, however essential to the determination of the best method of relief or care, has often been set down, and need not be here repeated except in considering the steps toward relief.

At some time in the growth of a city a group of citizens interested in the welfare of the poor has realized that all was not well with the less fortunate among them, although the bulk of their fellow citizens would deny the existence of a housing problem. This discovery has led usually to a Housing Commission, sometimes appointed by the mayor, sometimes without even this official stamp on the effort. Where the housing commission has done least, it has shown a very mild interest in legislation intended to improve housing conditions, has accepted the social worker's account of actual conditions, and secretly has felt that conditions were not as bad as they were painted. Where the housing commission has done most, a painstaking investigation has been made of a typical area of bad housing and reports based on this investigation have been published. There has even been in some cities an effort to improve housing conditions by legal enactment, taking the form either of state legislation or municipal ordinances, and in rare instances a housing commission has been perpetuated as a municipal board with actual power.

Reports are necessary. In so far as they have a wide circulation, they inform a citizenship all too well entrenched behind the walls of self-satisfaction that there is wretched squalor, unnecessary suffering and preventable disease created at least in part by the avarice of a few and fostered by the indifference of the many. The

symptoms of the evil conditions are the same in all reports. The overcrowding of lots results in the dark room, bereft of air and sunshine; the overcrowded room results in immorality; the absence of decent sanitary conveniences results in filth and disease. These conditions exist in balmy Los Angeles where tenements are unknown as well as on the East Side of New York City. St. Louis in the words of the recent report on housing conditions in that city, has no tenement house problem, but "crowded somehow between the front building, the rear building, and sometimes a middle building, are the row of privy vaults, the piles of manure, ashes and garbage, the frequent dead rat which lies for weeks, the old mattresses and bed springs, the rags and rubbish, blood and feathers of fowls; and in the midst of all this the hydrant, with its broken, half-clogged sink which furnishes the water sometimes for all the people in half a block." And yet citizens of St. Louis will not believe that in one district over ninety per cent of the population of 12,251 persons use privies and that many of these privies are mere holes in the ground. Last spring the staid people of Boston were ruthlessly awakened by the discovery of the Housing Committee of the Boston-1915 Movement, of a density of population as intense as in New York City, though not covering such a large district. Further examples of such discoveries need not be cited. They are best studied in detail in the reports of New York, Chicago, St. Louis and Boston. A more pertinent inquiry is "What has the aroused citizenship insisted upon in the light of these discoveries? Have effective ordinances been passed? Has the Board of Health been given new power? Have unsanitary areas been eliminated?"

"Ignorance of the law is no excuse," but impatience of the law is excusable when the results of legislation in American cities on the housing problem are summed up. Municipalities have been granted by charter the power to care for the general welfare of their citizens, and this

power is usually delegated to the Board of Health. Specific provision is made for the abating of nuisances, and, again, this power is entrusted to the Board of Health. New York, Chicago, Philadelphia, St. Louis, Boston and so on down the line of the first dozen proud cities of our country, have Boards of Health, and the same cities are tolerating the deadliest of nuisances. When confronted with such conditions, the universal complaint is lack of power. The difficulty may be political or it may be legal. One excellent, non-partisan, executive health officer, whose convictions on the question are right and whose expression is frank is unable to make one move toward suppression because he is subject absolutely to a partisan board which in turn may be influenced by the power of the owner of some of the worst housing nuisances. A more flagrant and unexplained example of official stagnation came recently to my notice. A district in a city of over 300,000 people is largely inhabited by Chinese who have taken advantage of the equable climate to build most picturesque additions to their dwellings. Odd bits of lumber have been ingeniously combined to increase the rental area. The fire department was brought to the scene. In the face of many structural provisions inserted in the city ordinance for protection against fire, the fire chief solemnly denied his power to hit the structure one good blow and end its flimsy existence.

A constant excuse for non-action is found in the careless phrasing of the ordinance which seems to prohibit specifically a bad housing condition. State laws with excellent provisions against lot crowding and room crowding, and with commendable insistence on adequate toilet conveniences are made hopelessly ineffective by leaving the execution of the statute to either one of two municipal boards with the result that neither has assumed the responsibility. A recent city ordinance provided that in the building of tenements the State law should be followed and no tenement should exceed three stories. The State law allowed buildings to

the height of four stories. Builders, in a quandary, asked the city attorney for a ruling. In view of the inconsistency in the ordinance, he ruled that the State law governed. Four-story tenements were rapidly completed. Another city ordinance contained most drastic provisions for the inspection of tenements, for the amount of air space for each occupant of tenements, for the percentage of the lot which tenements should occupy. After the passage of this ordinance a large area was covered with non-conforming tenements, but again the city attorney was forced to the opinion that the ingenious owners had just escaped bringing their buildings within the definition of tenements as outlined in the ordinance.

If the Board of Health is energetic in the use of its power to declare and abate nuisances, there is for the owner a recourse to the court. An experience of this kind and particularly a ruling unfavorable to the Health Board, has brought too much official caution. But the ordinary city Health Board is either honestly too busy in the details of the office or too averse to leaving the path of least resistance or too fearful of adverse newspaper criticism—criticism often prompted by the interested property owner.

The best law-making and the most rigorous inspection can bring about far from ideal conditions. Under the so-called "police power," namely, the right of a State to take care of the health and morals of its people, there can be enacted by the State or the municipality drastic constructional provisions and stringent prohibitions against lot and room crowding. With consummate skill the law-makers may specify the penalties, may appoint the enforcing body in each municipality, may provide for an adequate force of inspectors. Covering some of these details excellent laws have been enacted in a few cities, and where these laws are old enough to have withstood the long period of test in the courts, they have proved effective in restricting some of the worst evils. In some cities Boards of Health have compelled improvements under the power given by ordinance to

prohibit occupancy of houses until defects are remedied. But this method of treatment is like the application of a nostrum to a deep seated disease. The patches ordered by the Board of Health only stay on till a new board is appointed of less efficiency.

Every ardent reformer wants the slum wiped out. He suggests that the city buy the entire district out of public funds, and on the site erect model dwellings for the same rental. The suggestion shows appreciation of one of the great economic causes of the slum. Areas covered by bad housing are often more valuable for other purposes. Owners are holding merely for transfer at great profit. Every dollar spent on improvements eats into the profit. The land will not bring a dollar more if covered with recent dwellings. These new purposes may be industrial. Railroad yards, factories and warehouses will eliminate the "house court" of Los Angeles. The new purposes may be ornamental. The plague spots of Kansas City have been transformed into a splendid system of parks and parkways. The slum may therefore be wiped out, but not by funds raised by taxation unless for a specific public purpose. The reformer must find another public use for the slum area.

The workers among the poor find difficulty in appreciating the legal obstacles to slum elimination. English legislation beginning with the "Housing of the Working Classes Act" and ending with the "Housing and Town Planning Act of 1909" furnishes the precedent. The cleaning out of some of the worst slums in England shows how effectively the legislation has been used. In this particular, however, American and English legislation illustrate the divergence in traditions and theories of government. The English municipality has kept much of its ancient control over land and buildings, and this control is reflected in housing legislation. The colonist in America planted deep the principle of private property until today the community is made to suffer by the maintenance of this right. It is the right of private



ownership that prevents a larger exercise of the police power, which is nothing else than the right to protect all the people even at the pecuniary loss of the few. Furthermore, our municipalities are but creatures of the legislature with clearly defined powers. Among them the power to tax is fundamental, but the purpose of the tax must be a public use. The American city is thus effectually checked from embarking on a career as a paternal landlord unless most unusual conditions are present.

These conditions are found in some parts of the United States. A most interesting housing plan has been worked out in Los Angeles. A committee of the city council has already reported favorably on the suggestion that a portion of the city's land conveniently located to places of labor be set apart for a model housing community. The funds for the houses have already been partly raised by private subscription, and the fund for maintenance will be raised in the same manner. The area will be treated by a landscape architect as a garden community. Houses of concrete to cost from \$750.00 to \$1,000.00 will be rented for \$6.00 to \$8.00 a month, the same rental now demanded for two very dirty little rooms in the "house court." If this model community is established, there will be given a chance to prove whether the very poor of many races can be made into good housekeepers. If the doubters are convinced that the offscourings of humanity can be elevated to their surroundings, there is plenty of capital in Los Angeles and elsewhere to continue the experiment.

If the slum of the present be eliminated, what is to prevent its relocation in another portion of the city, or its growth about a factory district which, now outside the city limits, must soon be incorporated? A duplication of the slum in all its wretchedness is inexcusable. With improved ordinances, with officials of energy and fearlessness backed by an aroused public opinion, filthy conditions can be pre-



vented. But until employers of labor are convinced of the economy of clean, airy, sunny houses for their laborers, the housing of the poor will be far from ideal. Dishonest building will be tolerated. Violation of law will be winked at. Technical errors in law-making will be taken advantage of.

Model villages for working men must teach the lesson to capital. We need comparisons between the children of the slums and the children of the garden village. We need working side by side men and women who have air and sunshine in their homes, and those who are crowded into dark rooms. The lesson from the model towns of England, from Port Sunlight and Bournville, from the copartnership villages, are not enough. We should experiment with both plans in America. There is surely industrial capital ready to follow the lead of Lever Brothers or the Cadburys of England. With progressiveness as the American characteristic, it is strange that copartnership villages, where investors are limited to a five per cent return on their outlay, and where the tenant shares in the profits and in time becomes the owner of his home, have not sprung up in all industrial centers. Our boasted democracy has been left far behind in the race.

The State and the city, as we have seen, can in few instances plan model communities, but they can make their creation easier by law. The English Town Planning Act is not adaptable to American theories of government, but an American Town Planning Act based on a correct extension of the police power will go far toward solving the housing problem. If the present lot and block unit results in dark rooms, the city should be so laid out as to provide the ideal lot unit. The suggestion of Mr. Newton Stokes of New York that the present tenement house lot of twenty-four feet frontage by one hundred feet depth should be reversed for ideal conditions commends itself, but its possibilities can only be guessed at. The difficulties of providing such extensive frontage,

and financing the cost of added street improvements are obvious.

A truly democratic American city will have in an aroused citizenship a vigilance committee not on the lookout for desperadoes, but for sluggards in public office. A truly economic employer will insist on proper homes for his workers. A truly wise legislature will provide a model Town Planning Act. With these ideals established, the problems of housing the poor will not be difficult of solution.

## The Vesper Hour\*

Conducted by Chancellor John H. Vincent

The Love of God†

A. C. Benson

**H**OW strange it is that what is often the latest reward of the toiler after holiness, the extreme solace of the outwearied saint, should be too often made the first irksome article of a childish creed! To tell a child that it is a duty to love God better than father or mother, sisters and brothers, better than play, or stories, or food, or toys, what a monstrous thing is that! It is one of the things that make religion into a dreary and darkling shadow, that haunt the path of the innocent. The child's love is all for tangible, audible, and visible things. Love for him means kind words and smiling looks, ready comfort and lavished kisses; the child does not even love things for being beautiful, but for being what they *are*—curious, characteristic, interesting. He loves the old frowsy smell of the shut-up attic, the bright,

\*The Vesper Hour, contributed to THE CHAUTAUQUAN each month by Chancellor Vincent, continues the ministries of Chautauqua's Vesper Service throughout the year.

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ugly ornaments of the chimney-piece, the dirt of the street. He has no sense of critical taste. Besides, words mean so little to him, or even bear quaint, fantastic associations, which no one can divine, and which he himself is unable to express; he has no notion of an abstract, essential, spiritual thing, apart from what is actual to his senses. And then into this little concrete mind, so full of small definite images, so faltering and frail, is thrust this vast, remote notion—that he is bound to love something hidden and terrible, something that looks at him from the blank sky when he is alone among the garden-beds, something which haunts empty rooms and the dark brake of the woodland. Moreover, a child, with its preternatural sensitiveness to pain, its bewildered terror of punishment, learns, side by side with this, that the God whom he is to love thus tenderly is the God who lays about Him so fiercely in the Old Testament, slaying the innocent with the guilty, merciless, harsh, inflicting the irreparable stroke of death, where a man would be concerned with deserving amendment more than vengeance. The simple questions with which the man Friday poses Robinson Crusoe, and to which he receives so ponderous an answer, are the questions which naturally arise in the mind of any thoughtful child. Why, if God be so kind and loving, does he not make an end of evil at once? Yet, because such questions are unanswerable by the wisest, the child is, for the convenience of his education, made to feel that he is wicked if he questions what he is taught. How many children will persevere in the innocent skepticism which is so natural and so desirable, under a sense of disapproval? One of my own earliest experiences in the ugly path of religious gloom was that I recognized quite clearly to myself that I did not love God at all. I did not know Him, I had no reason to think Him kind; He was angry with me, I gathered, if I was ill-tempered or untruthful. I was well enough aware by childish instinct that my mother did not cease to love me when I was naughty, but

I could not tell about God. And yet I knew that, with His terrible power of knowing everything, He was well aware that I did not love Him. It was best to forget about Him as much as possible, for it spoiled one's pleasure to think about it. All the little amusements and idle businesses that were so dear to me, He probably disapproved of them all, and was only satisfied when I was safe at my lessons or immured in church. Sunday was the sort of day He liked, and how I detested it!—the toys put away, little ugly books about the Holy Land to read, an air of deep dreariness about it all. Thus does religion become a weariness from the outset.

How slowly, and after what strange experience, by what infinite delay of deduction, does the love of God dawn upon the soul! Even then how faint and subtle an essence it is! In deep anxiety, under unbearable strain, in the grip of a dilemma of which either issue seems intolerable, in weariness of life, in hours of flagging vitality, the mighty tide begins to flow strongly and tranquilly into the soul. One did not make oneself; one did not make one's sorrows, even when they arose from one's own weakness and perversity. There was a meaning, a significance about it all; one was indeed on pilgrimage; and then comes the running to the Father's knee, and the casting oneself in utter broken weakness upon the one Heart that understands perfectly and utterly, and which does, which must, desire the best and truest. "Give me courage, hope, confidence," says the desolate soul.

"I can endure Thy bitterest decrees,  
If certain of Thy Love."

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I would teach a child, in defiance even of reason, that God is the one Power that loves and understands him through thick and thin; that He punishes with anguish and sorrow; that He exults in forgiveness and mercy; that He rejoices in innocent happiness; that He loves courage, and

brightness, and kindness, and cheerful self-sacrifice; that things mean, and vile, and impure, and cruel, are things that He does not love to punish, but sad and soiling stains that He beholds with shame and tears. This, it seems to me, is the Gospel teaching about God, impossible only because of the hardness of our hearts. But if it *were* possible, a child might grow to feel about sin, not that it was a horrible and unpardonable failure, a thing to afflict oneself drearily about, but that it was rather a thing which, when once spurned, however humiliating, could minister to progress, in a way in which untroubled happiness could not operate—to be forgotten, perhaps, but certainly to be forgiven; a privilege rather than a hindrance, a gate rather than a barrier; a shadow upon the path out of which one would pass, with such speed as one might, into the blitheness of the free air and the warm sun. I remember a terrible lecture which I heard as a little bewildered boy at school, anxious to do right, terrified of oppression, and coldness, and evil alike: given by a worthy Evangelical clergyman, with large spectacles, and a hollow voice, and a great relish for spiritual terrors. The subject was "the exceeding sinfulness of sin," a proposition which I now see to be as true as if one lectured on the exceeding carnality of flesh. But the lecture spoke of the horrible and filthy corruption of the human heart, its determined delight in wallowing in evil, its desperate wickedness. I believed it, dully and hopelessly, as a boy believes what is told him by a voluble elderly person of obvious respectability. But what a detestable theory of life, what an ugly picture of Divine incompetence!

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Who are the people in this short life of ours whom one remembers with deep and abiding gratitude? Not those who have rebuked, and punished, and satirized, and humiliated us, striking down the stricken, and flattening the prostrate—but the people who have been patient with us, and kind,

who have believed in us, and comforted us, and welcomed us, and forgiven us everything; who have given us largely of their love, who have lent without requiring payment, who have given us emotional rather than prudential reasons; who have cared for us, not as a duty but by some divine instinct; who have made endless excuses for us, believing that the true self was there and would emerge; who have pardoned our misdeeds and forgotten our meannesses.

This is what I would believe of God—that He is not our censorious and severe critic, but our champion and lover, not loving us in spite of what we are, but because of what we are; who in the days of our strength rejoices in our joy, and does not wish to overshadow it, like the conscientious human mentor, with considerations that we must yet be withered like grass; and who, when the youthful ebullience dies away, and the spring grows weak, and we wonder why the zest has died out of simple pleasures, out of agreeable noise and stir, is still with us, reminding us that the wisdom we are painfully and surely gaining is a deeper and more lasting quality than even the hot impulses of youth.

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Alas, that one cannot live in moments of inspiration like these! As life goes on, and as we begin perhaps to grow a little nearer to God by faith, we are confronted in our own lives, or in the life of one very near us, by some intolerable and shameful catastrophe. A careless sin makes havoc of a life, and shadows a home with shame; or some generous or unselfish nature, useful, beneficent, urgently needed, is struck down with a painful and hopeless malady. This, too, we say to ourselves, must come from God; He might have prevented it if He had so willed. What are we to make of it? How are we to translate into terms of love what seems like an act of tyrannous indifference, or deliberate cruelty? Then, I think, it is well to remind ourselves that we can never know exactly the conditions of any other

human soul. How little we know of our own! How little we could explain our case to another, even if we were utterly sincere! The weaknesses of our nature are often, very tenderly I would believe, hidden from us; we think ourselves sensitive and weak, when in reality we are armed with a stubborn breastplate of complacency and pride; or we think ourselves strong, only because the blows of circumstance have been spared us. The more one knows of the most afflicted lives, the more often the conviction flashes across us that the affliction is not a wanton outrage, but a delicately adjusted treatment. I remember once that a friend of mine had sent him a rare plant, which was set in a big flower-pot, close to a fountain-basin. It never thrived; it lived indeed, putting out in the spring a delicate stunted foliage, though my friend, who was a careful gardener, could never divine what ailed it. He was away for a few weeks, and the day after he was gone, the flower-pot was broken by a careless garden-boy, who wheeled a barrow roughly past it; the plant, earth and all, fell into the water; the boy removed the broken pieces of the pot, and seeing that the plant had sunk to the bottom of the little pool, never troubled his head to fish it out. When my friend returned, he noticed one day in the fountain a new and luxuriant growth of some unknown plant. He made careful inquiries and found out what had happened. It then came out that the plant was in reality a water-plant, and that it had pined away in the stifling air for want of nourishment, perhaps dimly longing for the fresh bed of the pool.

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But even if we cannot trace in our own lives or the lives of others the beneficent influence of suffering, we can always take refuge in one thought. We can see that the one mighty and transforming power on earth is the power of love; we see people make sacrifices, not momentary sacrifices, but life-long patient renunciations, for the sake of one whom they love; we see a great and passionate affec-

tion touch into being a whole range of unsuspected powers; we see men and women utterly unconscious of pain and weariness, utterly unaware that they are acting without a thought of self, if they can but soothe the pain of one dear to them, or win a smile from beloved lips; it is not that the selfishness, the indolence, is not there, but it is all borne away upon a mighty stream, as the river-wrack spins upon the rising flood.

If then this marvelous, this amazing power of love can cause men to make, with joy and gladness, sacrifices of which in their loveless days they would have deemed themselves and confessed themselves wholly incapable, can we not feel with confidence that the power which lies thus deepest in the heart of the world, lies also deepest in the heart of God, of whom the world is but a faint reflection? It cannot be otherwise. We may sadly ponder, indeed, why the love that has been, or that might have been, the strength of weary lives should be withdrawn or sternly withheld, but we need not be afraid, if we have one generous impulse for another, if we ever put aside a delight that may please or attract us, for the sake of one who expects or would value any smallest service—and there are few who cannot feel this,—we need not then, I say, doubt that the love which we desire, and which we have somehow missed or lost, is there waiting for us, ours all the time, if we but knew it.

\* \* \* \* \*

And this is, after all [as in the story of the Prodigal son], the way in which God deals with us. He gives us our portion to spend as we choose; He holds nothing back; and when we have wasted it and brought misery upon ourselves, and return to Him, even for the worst of reasons, He has not a word of rebuke or caution; He is simply and utterly filled with joy and love. There are a thousand texts that would discourage us, would bid us believe that God deals hardly with us,



but it is men that deal hardly with us, it is we that deal hardly with ourselves.

\* \* \* \* \*

And then perhaps at last, when we have peeped again and again, through loss and suffering, at the dark background of life; when we have seen the dreariest corner of the lonely road, where the path grows steep and miry, and the light is veiled by scudding cloud and dripping rain, there begins to dawn upon us the sense of a beautiful and holy patience, the thought that these grey ashes of life, in which the glowing cinders sink, which once were bright with leaping flame, are not the end—that the flame and glow are there, although momentarily dispersed. They have done their work; one is warmed and enlivened; one can sit still, feeding one's fancy on the lapsing embers, just as one saw pictures in the fire as an eager child long ago. That high-hearted excitement and that curiosity have faded. Life is very different from what we expected, more wholesome, more marvelous, more brief, more inconclusive; but there is an intenser, if quieter and more patient, curiosity to wait and see what God is doing for us; and the orange-stain and green glow of the sunset, though colder and less jocund, is yet a far more mysterious, tender, and beautiful thing than the steady glow of the noonday sun, when the shining flies darted hither and thither, and the roses sent out their rich fragrance. There is fragrance still, the fragrance of the evening flowers, where the western windows look across the misty fields, to the thickening shadows of the tall trees. But there is something that speaks in the gathering gloom, in the darkening sky with its flush of crimson fire, that did not speak in the sun-warmed garden and the dancing leaves; and what speaks is the mysterious love of God, a thing sweeter and more remote than the urgent bliss of the fiery noon, full of delicate mysteries and appealing echoes. We have learned that the darkness is no darkness with Him; and the soul which beat her wings so passionately in the

brighter light of the hot morning, now at last begins to dream of whither she is bound, and the dear shade where she will fold her weary wing.

How often has the soul in her dreariness cried out, "One effort more!" But that is done with forever. She is patient now; she believes at last; she labors no longer at the oar, but she is borne upon the moving tide; she is on her way to the deep Heart of God.



#### SOME RECOLLECTIONS OF DICKENS\*

By Marcus Stone, R.A.

At the Boz Club Dinner, at the Hotel Métropole, on February 7, 1910, Mr. Marcus Stone, R.A., who presided, in proposing the toast of "The Immortal Memory of Charles Dickens," said:—

I think I had best, first of all, point out to you why I should not be called upon to occupy this chair, other than those obvious reasons which present themselves to your mind. In the first place this is a very important function, and more especially to those who, like myself, have known the illustrious man whom we are gathered here to-night to honor. I am not usually overcome by the duties of a small after-dinner speech, but on this occasion I feel that something more is asked of me, and I must say I feel a considerable amount of trepidation and incapacity. First of all, the very mention of the name of Charles Dickens is always followed in my case with a certain thrill of inward emotion, and furthermore I am so deficient in the equipment of an orator that it is an impossibility to me to write a speech. With a pen in my hand I am a greater idiot than you can even suppose it possible; and if I could have written a speech, it would have been impossible for me to learn it by heart.

With this apology I will suggest some plausible reasons why I should occupy this chair to-night. The reasons that present them-

\*From *The Dickensian*, March, 1910.

selves to my mind are that I am one of the diminishing troop of survivors who knew and loved Charles Dickens for many years. I knew him for twenty years—twenty of the longest years of my life. When my good father died, more than half a century ago, he gave me the splendid inheritance of the friendship of Charles Dickens—a more precious inheritance than the wealth of a millionaire. What that has been to me in forming my life it would be difficult for me to convey to you. His enormous influence over a young man in his growing age—or, I should say, first a child, then a young man, then a man in his maturity—was such that it could not help being the most important factor in the formation of the character of that fortunate individual. It was so in my case. I knew him as a child, when, strange to say, I had already read all his books that had then been written. My father had known Dickens when he was twenty-five. I, of course, had learned from my father so much about Dickens before I first saw him that that impression was as great as it would be to-day if some illustrious personage were to come before your vision.

I had only just come to live in London with my father, and had the blessed privilege of rummaging in his studio. I was greatly interested in the fresh volumes that came in day after day. There was a window in the studio, and near that stood a screen. One day I went behind the screen and looked into the garden, and there I saw a gentleman and two ladies. They were looking up at the house. Then I was fetched, and I remember going downstairs and being presented to the ladies and gentleman, and being ashamed of a very black pair of hands which were grasped by that blessed, noble, generous hand of Charles Dickens. That was the first time I saw him, when I was ten years old. And from that time he was constantly in my field of vision. Very shortly afterwards I did my first illustration for one of his books—not a published illustration, but one to hang in the dining-room at home. It was a drawing of "Jo" in *Bleak House*. I was surprised by my father coming into the room with the illustrious author. "That is good," said Dickens, looking over my shoulder; "you must give that to me when it is done." And here comes a little text on one of the great characteristics of Charles Dickens. I heard no more of this circumstance for eighteen months, when I received a book from him. It was the first published copy of his *A Child's History of England*, accompanied by a letter in which he said that I had given him a little sketch, and he wished me to have a little remembrance of him. He said, "This history is not so genteel as history has a habit of being." History will tell us of nothing but of shifting ministries and gorgeous persons in crowns

and the like; it will not give us the true life-like reconstruction of the period. I have the greatest historian of the present age—Sir Alma Tadema—sitting before me. He can reconstruct history in the way it should be written.

It is useless for me to attempt to give you the experience of twenty years. How dare I attempt to give you any general disquisition on the great work of Charles Dickens? One thing I should like to say *à propos* of his work, and that is that I think the lasting quality of it is already proved. I think, if you will search in your memories, that there is scarcely a place where the work of an author has been so alive as his work is to-day—forty years after that author's death. The first work of Scott is only twenty years older than the first work of Dickens. There is no doubt that the lasting quality of Dickens's work is a thing that is assured as long as the English language is a language. Dickens's work will live.

I think that if you will look back into the past you will find that all the monumental work of the great artists of the world—either in literature, painting, or sculpture—has been marked by the quality of originality, that the flowers of the bouquet have been freshly gathered. It goes back to Phidias, who simply idealised the Greeks in the streets of Athens; it goes back to Titian, who painted his Venice; it goes back to Velasquez, who painted the very buttons and frills of his day. Why does Alma Tadema speak to us of ancient Rome and Greece? Because they were studied from nature, like Shakespeare's plays. They are a personal voice speaking to us, and Dickens is essentially that. His books are a personal voice. I can find no parallel to this case—that forty years after his death should see no sign of change.

I should like to sketch one or two little vignettes that come across the mind. We often went for long walks, up by Cobham Woods, Rochester, and down the road to Chatham. And all along that route I see his figure. How brightly the sun shone! I suppose there were gloomy days, but they were not worth remembering. One day I recollect we came down to Cooling. Dickens said, "You see that church? That is where I saw the pauper's funeral in *Oliver Twist*, exactly as it is written in the book. Here is something more interesting still. A few months afterwards I received a letter from the clergyman who behaved in an unseemly way on that occasion, asking me whether I conceived it possible that such a thing could ever occur. I wrote back to him and said, 'Thou art the man!'"

On another occasion we were walking together, and overtook a tilt-cart with the name of "Weller" on it. I called his attention to

it, and he said, "Yes; and he is more or less the immortal man; he is a fruiterer who keeps a shop in Chatham Market."

Another day, in going past the theater in Rochester, Dickens said, "You see that low wall with a railing on top; well, I remember when I was a little chap my dear mother (God forgive her) putting me on that wall and making me cheer the Prince Regent."

One night he proposed to two of the boys and myself that we should walk down to Rochester and go and see the pantomime. It was a cold night. Dickens wore a cap and muffler; and as he drew near the theater he said, "I think I shall keep the muffler on, because people are apt to pay me compliments if they recognize me." There were three people in the front row of the pit, and one man—a sailor—in the center, and he was smoking, although smoking was strictly prohibited. The harlequin was very old and very fat, and he could not get out of the trap without the help of the clown and pantaloons. Dickens did not escape observation, in spite of the muffler, and the clown made a wretched attempt at a gag, but failed; but he managed to bring out the words, "The great Charles Dickens." After that we fled.

There were children's theatricals, and there was the finer one of "The Frozen Deep." We also played in a piece called "The Lighthouse." In "The Lighthouse" I played a very small part in the entertainment; I played the wind. In "The Frozen Deep" I played the part of a British officer who had one word to say. "Stay" was all my part. We played in Manchester; we played in London, we played before the Queen, who came with her daughter, then engaged to be married to the prince who afterwards became the Emperor Frederick. On a Saturday night this performance took place. We played "The Frozen Deep," which was to be followed by a farce. By the time the first piece was done it was twelve o'clock, and it was felt necessary to send round to know what the Queen's pleasure was under the circumstances. Her Majesty said that the play should go on; and I think that showed a very fine broad spirit.

At Gadshill at Christmas time we had a great deal of nonsense, for that dear man had the greatest delight in nonsense that ever existed. I remember that one night we had some charades. Two of the "goddesses" are tonight sitting beside me. These memories are so moving. If you had before you the vision that I have, you would understand how difficult it is to speak of him at any time.

There is no good portrait of Dickens. The best is the portrait which represents him as a young man, many years before I first saw him—the portrait by Maclise. That has really more in it than any of the others. But, like all faces, Dickens's had a wonderful variety

of expression. Let me describe him to you. He was about the middle height—5ft. 9in. He was a lean man, with beautiful limbs and well-developed arms, and an erect carriage made for activity. His face was singularly handsome. He had a nose of almost perfect beauty, with a nostril of exquisite curvature and sensitiveness which is impossible to describe. His eyes also were the most impressive and wonderful eyes I ever saw. They were green-grey in color—an unusual eye. He had fine hands, with that peculiar flexibility which is found very largely among painters and sculptors. He had an extraordinary power of making you laugh, under trying conditions when it was not wise to laugh. I remember, when I met him in Paris in 1862, going to dine along with him and his sister-in-law and his daughter. Lytton was with us also. Lytton was afflicted with deafness of an intermittent kind. At times it was very bad indeed, and on that occasion it was pretty bad. At this little dinner, after the ladies had left, he was telling some romantic stories about Italy, from which he was then returning. He was describing one of his heroes, and Dickens said, "Was he wealthy?" "Healthy!" said Lytton; "one of the healthiest men I ever knew; never had a day's illness in his life." Dickens turned one eye on me, and I had to get up and look out of the window, to avoid bursting out into laughter.

Then we lost him. But you have not lost him; none of us has lost him. With me he has been during all the later years. I seem to ask his views; I know what he would say; and I can hear him as he looks at a picture or reads a book which was not in existence when he was here. I know what he would say of Mr. Jacobs. I know that extraordinary contagious laughter which was in him. It would change to a stolid expression of respect for the admirable work which is in his own school. I have no doubt what he would say to Mr. Pett Ridge. And, lastly, I would remind you that the somewhat sour sage, Carlyle, who was not given to unqualified enthusiasm, spoke of him as "the good, the gentle, high-gifted, ever friendly, noble Dickens."





### HOPE EVERMORE AND BELIEVE

Hope evermore and believe, O man, for e'en as thy thought  
So are the things that thou see'st; e'en as thy hope and belief.  
—Arthur Hugh Clough.



### BREADTH OF MIND

Almost everybody is trying consciously to do right. Many fail, yet oftentimes the effort of the unsuccessful is a greater triumph than the accomplishment of those who succeed. To realize this it is necessary to have a shrewd insight into human nature and an unfailing sympathy with struggle. Yet with the keenest insight and the utmost sympathy no man can make more than a guess at the conflicts that are rending his neighbor. Since, however, his judgment must be based on this same guesswork he should exercise the greatest leniency, or better still, have the breadth of mind to "judge not at all." Perhaps the closest test of spiritual broadness is the willingness to let alone the believers in what one considers narrow. Who am I that I should hold my belief above my neighbor's? It may be that his belief marks an attitude to which he has just attained and from which he will press on still higher. Or it may be—that his belief is higher than mine, and I cannot see it!



### HOW TO HELP

When the summer visitors are filling the "City Behind the Fence" it seems as if there could be nobody on earth who did not know about Chautauqua! And, as a matter of fact there are few corners of the earth that do not know its name at least. There are to be found, however, folk who do not know in detail of the threefold activities of Chautauqua Institution, and their enlightenment is the pleasant privilege of everyone who already counts

himself a Chautauquan. Every visitor to the Assembly last summer ought to tell everybody who will listen to him about the stimulating lectures that he heard and the interesting people that he met; every student of the Summer Schools ought to make sure that no acquaintance who might be able to profit by their teaching goes without it from ignorance of what they are doing; every member of the C. L. S. C. should make sure that every friend he has in the world knows about the Home Reading Course. There is a leaflet of Talking Points to be had for the asking, but the eloquence that comes from the understanding and the heart needs no prompting.



The Dickens Stamp on sale throughout 1911 to furnish a centenary fund for Dickens's descendants



#### ARTHUR CHRISTOPHER BENSON

The son of the late Archbishop of Canterbury, and himself an Eton and a King's College man, Arthur Christopher Benson (born in 1862) has a fine literary sense, exquisite in expression as in appreciation. His varied output covers memoirs, poems, criticisms, and essays. The extract reproduced in the Vesper Hour of this month is from a series called "At Large." A review of Mr. Benson's latest book, "The Silent Isle," may be found in the Talk about Books.

#### MRS. SARAH KNOWLES BOLTON

The long list of book titles credited to Mrs. Bolton betrays the breadth of her thought and the extent of her power



of expression. Fiction, biography, verse, travels, essays, have flowed from her pen with equal facility. Several years of editorial work have balanced the creative side. Though of Connecticut birth Mrs. Bolton is now living in Cleveland.



## PROGRAMS FOR SPECIAL DAYS

During the last year suggestive programs for the observance of the C. L. S. C. Memorial Days and for some other special days have been published from time to time in THE CHAUTAUQUAN. The programs, with a few in addition, have been gathered by the Service Department into a convenient leaflet which may be had for five cents upon application to Chautauqua Institution, Chautauqua, New York.

## LANIER'S BIRTHDAY, FEBRUARY 3

1. *Sketch* of Lanier's Life.
2. *Song*. "A Ballad of Trees and the Master."
3. *Extracts* from the "Letters."
4. *Reading*. "The Marshes of Glynn."
5. *Paper*. "Lanier and Nature."
6. *Recitation*. "Song of the Chattahoochee."
7. *Recitation*. "The Stirrup Cup."

## DICKENS'S BIRTHDAY, FEBRUARY 7

1. *Character Sketch*. "Dickens."
2. *Talk*. "The Humor of Dickens."
3. *Dialogue*. "Pickwick vs. Bardell."
4. *Talk*. "The Pathos of Dickens."
5. *Recitation*. "The Death of Little Nell."
6. *Paper*. "The Social Teaching of Dickens."
7. *Synopsis* of "The Chimes."
8. *Tributes* to Dickens.
9. *Tableaux*. Single characters and scenes from the novels.

## LOWELL'S BIRTHDAY, FEBRUARY 22

1. *Composite Story* of Lowell's life, illustrated by personal poems, such as "My Love," "She Came and Went," "The First Snow-fall," "The Dead House," etc.
2. *Talk*. "Lowell's Contemporaries," illustrated by readings from "A Fable for Critics."
3. *Paper*. "Lowell the Critic" with illustrations from "Fireside Travels," "Among my Books," and "My Study Windows."
4. *Reading* from "The Vision of Sir Launfal."
5. *Story*. "Cause and Effect of 'The Biglow Papers.'"
5. *Reading* with Pantomime. "The Courtin'."

## LONGFELLOW'S BIRTHDAY, FEBRUARY 27

1. *Roll Call*. Quotation from Longfellow's poems.
2. *Song*. "I shot an Arrow into the Air."
3. *Reading and Music*. "The Golden Legend."
4. *Tableaux and Reading*. "Evangeline."

## 1911'S TREASURER

The full address of Mrs. Margaret Jackman, the treasurer of 1911, is 99 Park avenue, Utica, New York. Mrs. Jackman will be glad to receive voluntary contributions to the Class fund.

## "BUTTON'S INN"

On the old Portage Road between Westfield and Chautauqua, New York, there used to stand a tavern which took its name from its landlord, Button. The late Judge Albion Tourgee, author of "Bricks Without Straw," lived not far from the old caravansery and used it as the focus of interest in a historical novel, "Button's Inn." On another page is a picture of the building in the delapidated state that it wore before it was pulled down.

## SELMA, ALABAMA

The Round Table confesses to being an observer, though ignorant, of bridge construction and steamboat architecture. A 1910 graduate from the South has gratified this fancy by sending the picture of the steamer on and the bridge over the Alabama River at Selma which appears in this issue.

## C. L. S. C. MOTTOES

*"We study the Word and the Works of God."*

*"Let us Keep Our Heavenly Father in the Midst."*

*"Never be Discouraged."*

## C. L. S. C. MEMORIAL DAYS

OPENING DAY—October 1.

BRYANT DAY—November 3.

SPECIAL SUNDAY—November, second Sunday.

MILTON DAY—December 9.

COLLEGE DAY—January, last Thursday.

LANIER DAY—February 3.

SPECIAL SUNDAY—February, second Sunday.

LONGFELLOW DAY—February 27.

SHAKESPEARE DAY—April 23.

ADDISON DAY—May 1.

SPECIAL SUNDAY—May, second Sunday.

INTERNATIONAL PEACE DAY—May 18.

SPECIAL SUNDAY—July, second Sunday.

INAUGURATION DAY—August, first Saturday after first Tuesday.

ST. PAUL'S DAY—August, second Saturday after first Tuesday.

RECOGNITION DAY—August, third Wednesday.

## OUTLINE OF REQUIRED READING FOR MARCH

## FIRST WEEK—FEBRUARY 26-MARCH 5

"Copperfield as Autobiography" ("Studies in Dickens").

## SECOND WEEK—MARCH 5-12

"Dickens as Actor and Reader" ("Studies in Dickens").

## THIRD WEEK—MARCH 12-19

"Critical Discussions of Dickens" ("Studies in Dickens").

"The Housing of the Poor" (THE CHAUTAUQUAN, "Democratic England," VI).

## FOURTH WEEK—MARCH 19-26

"Dickens's London" (THE CHAUTAUQUAN, "Reading Journey in London," VII).

"Rochester" (THE CHAUTAUQUAN, "English Cathedrals," VI).



## SUGGESTIVE PROGRAMS FOR LOCAL CIRCLES

## FIRST WEEK—FEBRUARY 26-MARCH 5

1. *Composite Story* of "David Copperfield," emphasizing the autobiographical points.
2. *Summary* of the chapter on "David Copperfield" in Rimmer's "About England with Dickens."
3. *Reading.* Possible extracts from "David Copperfield" are: "David Copperfield and the Waiter;" "The Wreck;" "My First Dissipation;" "The Meeting between David and Betsey Trotwood;" "The Picnic;" "David Copperfield's Proposal."
4. *Explanation.* "The Purpose in 'Bleak House,' and in 'Hard Times,' and in 'Little Dorrit.'"
5. *Talk.* "Law and Lawyers in Dickens's Novels."
6. *Character Sketch.* "Stephen Blackpool."
7. *Reading.* Possible extracts from "Bleak House" are: "Esther's Journey from Oxford to Reading;" "Mrs. Bagnet's Birthday;" "Mrs. Pardiggle's Visit to Bleak House and the Brick-makers;" "Jo and Mr. Chadband at Mr. Snagsby's;" "The Death of Poor Jo."

## SECOND WEEK—MARCH 5-12

1. *Paper.* "English Character" as drawn by Howells (a chapter on "Glimpses of English Character" in "Seven English Cities"), by Emerson (chapters on "Race," "Ability," "Manners," "Character" in "English Traits"), and by Dickens (in his novels.)
2. *Comparison* of Dickens and Hogarth as moral teachers ("Studies in Dickens;" Dickens's novels; "Johnson's London" in THE CHAUTAUQUAN for January; Hazlitt's "English Poets;" encyclopedias; Baedeker; Thackeray's "English Humorists;" Coleridge's "The Friend;" Charles Lamb's essay on "The Genius and Character of Hogarth;" Hogarth's "Anecdotes" in his "Works," edited by Nicholas and Steevens. Illustrate by readings from Dickens and by Hogarth's pictures).
3. *Reading.* Possible extracts from "A Tale of Two Cities" are: "Carton Rescues Darnay;" "Death of Sydney Carton."

4. *Talk*. "The attitude toward Social Reform of London and of Paris at the period of 'A Tale of Two Cities.'"
5. *Examination* on "Great Expectations"—plot, characters, incidents, situations, quotations, etc.
6. *Paper*. "Prisons in Dickens's Writings" (The Bastille, the Fleet, the Marshalsea, the Tower of London, the Eastern Penitentiary, the hulks, the prison at Marseilles, etc. "A Tale of Two Cities," "Pickwick," "Little Dorrit," "Barnaby Rudge," "American Notes," "Sketches by Boz," "Great Expectations").

## THIRD WEEK—MARCH 12-19

1. *Review and Comparison* of Mr. Alden's and Mr. Skurtleff's articles on "Housing" in this number.
2. *Report* on local housing conditions by an individual or a committee appointed to investigate.
3. *Discussion*. "How to Improve Local Housing Conditions."
4. *Roll Call*. "Sidelights on the England of Dickens's Novels." (The novels should be searched for information on transportation, fashions in dress, customs connected with births and deaths, inns, mercantile habits, etc.)
5. *Talk*. "Dickens as Actor and Reader" (References in "Studies in Dickens").
6. *Book Review*. "My Father as I Recall Him" by Mamie Dickens.
7. *Tableaux* from "Our Mutual Friend."

## FOURTH WEEK—MARCH 19-26

1. *Map Talk*. Localities mentioned in "Dickens's London" and in "Rochester" in this number.
2. *Review* of "Rochester" in this number.
3. *Paper*. "Rochester and Its Surroundings in Dickens's Life and Novels" (Forster's "Life;" Kitton's "The Dickens Country;" W. R. Hughes's "A Week's Tramp in Dickens Land;" Langton's "Childhood and Youth of Charles Dickens;" Fitzgerald's "Life of Charles Dickens as Revealed in his Writings;" "Sketches by Boz;" "Pickwick;" "The Old Curiosity Shop;" "Bleak House;" "David Copperfield;" "Great Expectations;" "Edwin Drood;" "The Seven Poor Travellers;" "The Uncommercial Traveler;" "The Mudfog Papers;" "The Holly Tree Inn;" several papers in "Household Words").
4. *Review* of "Dickens's London" in this number.
5. *Reading*. Passages from "Pickwick" or "Edwin Drood" descriptive of Rochester; from "Oliver Twist" or "Barnaby Rudge" or "Little Dorrit" descriptive of London.



## TRAVEL CLUB

Travel Clubs should be provided with Baedeker's "London," with a large map of London, and with individual outline maps of London which each member may fill in as the study progresses. Photographs, pictures postcards or pictures in books of all buildings and places mentioned should be exhibited.

The historical period covered in the following programs is that of Dickens's life, 1812-1870.



John Milton, at the age of 21; painted while he was a student at Cambridge. (See CHAUTAUQUAN for November, 1910)



Button's Inn, near Chautauqua, New York



Alabama River at Selma, Alabama

## FIRST WEEK

1. *Map Talk.* Localities connected with Dickens's life (see list in Round Table, January CHAUTAUQUAN).
2. *Story.* "The Duke of Wellington and the Peninsular War" (Anderson's "History of England," section III; Napier's "History of the Peninsular War;" Oman's "England in the 19th Century").
3. *Sketch.* "The War of 1812" (Oman; Coman and Kendall's "A Short History of England;" American histories).
4. *Paper.* "From Moscow to St. Helena" (Napoleon's career from 1813-1815). (Oman; Tarbell's "Napoleon.")
5. *Talk.* "Condition of England after Waterloo" (Anderson; Cheyney's "Industrial and Social History of England," Chapter VIII; Warner's "Landmarks in English Industrial History," Chapter XVII; Walpole's "History of England from 1815;" Coman and Kendall).
6. *Character Sketches.* William Cobbett; the Herschels, William, Caroline and John; Sir Humphrey Davy (encyclopedias, histories, biographies).
7. *Reading* from Miss Burney's "Evelina;" or "Napoleon" ("There sunk the greatest, nor the worst of men") from Byron's "Childe Harold;" or "Death of Sydney Carton" from Dickens's "A Tale of Two Cities;" or "The Burning of Newgate" from Dickens's "Barnaby Rudge").

## SECOND WEEK

1. *Map Talk.* Localities mentioned in "Pickwick," "Oliver Twist," "Nicholas Nickleby," "Old Curiosity Shop," and "Barnaby Rudge."
2. *Character Sketch.* "George IV" (Thackeray's "The Four Georges").
3. *Roll Call.* "Topical history of the reign of William IV," as "Wilberforce and Slavery," "Macadam and Good Roads," "Stephenson and Engines," "The Friction Match," "Parliamentary Reform," "Poor Law Administration" (Oman; Coman and Kendall; encyclopedias).
4. *Reading.* "Mrs. Partington and the House of Lords" (Sydney Smith's "Essays and Speeches"); "Oliver Escapes Becoming a Chimney Sweep" (Dickens's "Oliver Twist").
5. *Paper.* "Dickens's Literary Contemporaries" (Tennyson, Wordsworth, Macaulay, Carlyle, Thackeray, Browning, Kingsley, Lamb, Southey, de Quincey, Ruskin, etc.).
6. *Reading.* Possible readings from Dickens's novels are given in the Suggestive Programs for Local Circles in the January CHAUTAUQUAN and in this number.

## THIRD WEEK

1. *Map Talk.* Localities mentioned in the Christmas books, "Dombey & Son," "Martin Chuzzlewit," "David Copperfield;" "Bleak House."
2. *Character Sketch.* "Queen Victoria" (circumstances of her accession, her character, home life, etc.). (Her own "Letters;" many articles listed in the "Readers' Guide" and "Poole's Index.").

4. *Roll Call*. "Victoria's Reign from her Accession to 1870" ("Chartist Movement," "Sir Robert Peel," "Famine in Ireland," "Repeal of the 'Corn Laws,'" "Palmerston and the Troubles on the Continent," "Steam and Trade," "The Penny Post," "The Oxford Movement," "The Free Kirk," "The Crimean War," "The Persian War," "The Chinese War," "Disraeli," "Garibaldi," "England's Attitude toward the American Civil War," "Gladstone," "The Abyssinian War," "The Fenians" Oman; McCarthy's "History of Our Own Times").
5. *Talk*. "Thackeray's London and Dickens's London" ("Reading Journey in London" in this CHAUTAUQUAN and the writings of both authors).
6. *Readings*. Possible Dickens selections are listed in the programs in the January CHAUTAUQUAN and in this number.

## FOURTH WEEK

1. *Map Talk*. Localities mentioned in "Hard Times," "Little Dorrit," "A Tale of Two Cities," "Great Expectations," "Our Mutual Friend," "Edwin Drood."
2. *Sketch*. "The Life of Charles Dickens" (Forster's "Life of Dickens," Smith's "Studies in Dickens," "David Copperfield").
3. *Paper*. "Dickens as a 'Social' Teacher" (Smith's "Studies in Dickens," "Oliver Twist," "Nicholas Nickleby," "Dombey & Son," "Martin Chuzzlewit," "Bleak House," "Hard Times," "Little Dorrit," the Christmas books).
4. *Discussion*. "Why Dickens's Characters Live."
5. *Roll Call*. "My Favorite Dickens Character" (a vote may be taken to decide which is the best explanatory response).
6. *Five-Minute Talks* selected from the following subjects: "Dickens and Thackeray," "Dickens's Indebtedness to Carlyle," "The Dramatic Side of Dickens," "Dickens's Contrasts of Humor and Pathos," "Clothes Worn by Dickens's Characters," "Dickens's Wonderful Popularity," "Dickens's Plots," "Law and Lawyers in Dickens's Novels," "The Often Mentioned Bell," "London Slums in Dickens's Novels."
7. *Tableaux* with readings from "Pickwick," "Barnaby Rudge," "David Copperfield," or "A Tale of Two Cities."

## HISTORICAL FICTION

Dickens's life (1812-1870) began while George III was on the throne, covered George IV's and William IV's reigns and over thirty years of Victoria's. The plots of the following books are set against a background of this period.

Days of George IV: *The Shadow of the Sword*, Buchanan; *Aims and Obstacles*, G. P. R. James.

Victoria's reign: Alton Locke, Kingsley; Sibyl, Disraeli; Ravenshoe, H. Kingsley; *The Interpreter*, Whyte Melville; *Martyrs to Circumstance*, T. Yelverton; *One of the Six Hundred*, Under the Red Dragon, Grant; Mary Barton, North and South, Mrs. Gaskell; *Wanderholme*, P. G. Hamerton; *A Manchester Strike*, Miss Martineau; *On the Face of the Waters*, Flora Annie Steele; *Shirley*, Charlotte Brontë; *The Black Prophet*, Carleton; *John Halifax, Gentleman*, Craik; *Felix Holt*, George Eliot; *It is Never Too Late to Mend*, Put Yourself in His Place, Reade.



## REVIEW QUESTIONS ON MARCH READINGS

## DEMOCRATIC ENGLAND. CHAPTER VI. THE PROBLEM OF HOUSING THE POOR

1. In whom has the control and ownership of buildings in England been vested? 2. Why were men drawn to the city in the old days? 3. Why in modern times? 4. What was the first step in housing reform? 5. What other problems are complicated with those of housing? 6. What modern movements have dealt with the placing of population? 7. What are the housing conditions in many English villages and how do they contribute to the drift to the city? 8. How has removal to the suburbs been promoted? 9. What have the last two census reports shown about housing conditions? 10. What are the conditions in some of the chief cities of Great Britain? 11. What mistakes have been made in the building of new suburbs? 12. What are the two problems to be studied? 13. What are the two essentials of their solution? 14. How does the Lloyd-George Budget affect the price of land? 15. What provision should be made for rapid transit? 16. How does the Housing and Town Planning Act permit of the making of "garden cities"? 17. What power has the Local Government Board with regard to the purchase of land? 18. Describe the Town Planning section of the Act. 19. What sort of land is included in the scheme? 20. How does the Act safeguard the "amenities" of a district? 21. What is the defect of the town planning scheme? 22. Speak of the limitation of the height and number of buildings. 23. Describe the established garden cities. 24. What is true of the relation between the death rate and the number of rooms occupied by a family? 25. What are some of the disadvantages of town life? 26. What extension of housing activities is contemplated?

## A READING JOURNEY IN LONDON. CHAPTER VII. DICKENS'S LONDON

1. Why is it hard to characterize the London of Dickens's day? 2. What popular story depicted manners and amusements in high and low life in the metropolis in the early part of the nineteenth century? 3. What writers have noted the change of tone in popular recreations? 4. Quote Thackeray with regard to the Road and the Ring. 5. What human movements were on foot in the first half of the nineteenth century? 6. What was Dickens's connection with London? 7. What his attitude toward it? 8. How did Dickens gain his knowledge of the city? 9. Recall the London localities mentioned in the novels. 10. What architectural characteristics marked building in Dickens's early life? 11. What suburbs were included in the limits of Dickens's London? 12. Name some of the memorable dinners at which Dickens was a guest. 13. What were the differences of early life and social attitude between Dickens and Thackeray? 14. Describe the Charterhouse. 15. What were some of the "modern improvements" lacking in Dickens's and Thackeray's time?

## ENGLISH CATHEDRALS. CHAPTER VI. ROCHESTER

1. What character did Dickens attribute to Rochester? 2. What struggles against heathenism belong to its early annals? 3. How did its peculiar situation affect its history? 4. What struggles

has the old castle seen? 5. What are the associations of Gad's Hill? 6. What is the general appearance of the Cathedral from the castle? 7. What are the chief things to be noted concerning Gundulph? 8. How is Rochester closely related to Canterbury? 9. What brought about the change in the east end of the Cathedral? 10. How does Norman architecture suggest the Norman himself? 11. Who was William of Perth? 12. How did the Cathedral suffer in the thirteenth century? 13. Describe the west front. 14. Describe the interior of the nave. 15. Distinguish between the principle of Gothic and Norman building. 16. What conditions impair the unity of Rochester Cathedral? 17. What scenes are recalled by the relics of wall painting in the choir? 18. What noticeable features of the Decorated period still remain? 19. Describe the crypt. 20. Where is Dickens commemorated in the Cathedral? 21. What interest attaches to the remains of the old Chapter house and dormitory? 22. For what was Bishop Fisher distinguished? 23. What buildings in Rochester are associated with "The Mystery of Edwin Drood?"

#### SEARCH QUESTIONS ON MARCH READINGS

1. Who was Cardinal Manning? 2. Why is Edinburgh called "The Modern Athens?"

1. Of what monthly serial was Pierce Egan the author? 2. To what sect did Mrs. Elizabeth Fry belong? 3. What disappointment was encountered by Sir Samuel Romilly?

1. What was the old name of the famous high road to London on which Rochester stands? 2. What monarch embarked from here on his flight from England? 3. What Bishop of Rochester founded a college at Oxford which bears his name? 4. Who was St. Ythamar? 5. What famous classical scholar was Dean of Rochester in the late nineteenth century? 6. Who was the founder of the "House of the Seven Poor Travelers?" 7. How did his residence, Satis House, get its name?

#### ANSWERS TO SEARCH QUESTIONS ON FEBRUARY READINGS

1. "The manners of a Chesterfield." 2. "The Rape of the Lock." 3. Samuel Johnson's father kept a book shop in Lichfield. 4. Ovid's "Metamorphoses" described in verse many of the changes into other than human form of the divinities and nymphs of mythology. 5. David Garrick (1717-1779) was a famous English actor and manager. His first successful role was Richard III and he produced twenty-four of Shakespeare's plays.

1. Elias Ashmole who founded the Ashmolean Museum. 2. Prince Rupert. 3. In St. Mary's Church opposite his birthplace in Lichfield. 4. In Westminster Abbey. 5. "The more sober decent people in England, the genteelst in proportion to their wealth and spoke the purest English." 6. An Irish MS. probably of the seventh century owned by the cathedral for nearly a thousand years. It was preserved in the civil wars by the precentor who hid it until all danger was past. 7. Thomas Day, the author of "Sanford and Merton."

## NEWS FROM READERS AND CIRCLES

"With the coming of February my thoughts always turn to the beloved poet, Longfellow," began a delegate as the Round Table came to order. "He is indeed, 'beloved,'" returned Pendragon, "and wonderfully widely known. An unusual instance of his popularity was given to me by one of Chautauqua Institution's officers. He was doing missionary work among some Cornish miners in Mexico, and he found that everyone of them knew of Longfellow, and many were familiar with his poems." "How unexpected that is," exclaimed the member from Maine. "We in Maine honor his birthday on February 27 as a matter of course. Last year we had an elaborate program which included a roll call, readings, recitations, and songs, all taken from his poems." "We celebrated the day, too, at the other end of the continent," said the Washingtonian from the University Circle of Seattle. "We gave a banquet in Masonic Hall, and we did have a royal good time, inspired, perhaps, by our color scheme of royal purple, the poet's favorite hue." "Were the flowers violets?" some one asked. "Violets there were in profusion. The table was a horseshoe and the opening was spanned by purple arches. The effect of the flowers combined with our lovely Washington ferns and greenery was very beautiful." A murmur of admiration went round the group. "We had an elaborate program, too," continued the delegate.

"It must have been the keenest enjoyment to all of you who participated," said a poetry lover. "We are going to have a Lanier Day this year, and show our appreciation of the poet's noble verse which was a real expression of his courageous life. We are going to use the program in the February number of *THE CHAUTAUQUAN*." "I understand that the Special Day programs that have been printed in the Magazine have been gathered and printed in a leaflet that may be bought for five cents." "I shall send for the collection. They will be helpful." "February has several other interesting opportunities for birthday celebrations," said another enthusiast. "Our circle is going to have a Dickens Day and a Lowell Day."

"We believe in opening C. L. S. C. opportunity to the widest degree," said the delegate from Chattanooga, Tennessee. "To that end we have a group of home readers—people who are too busy to attend meetings regularly, but who keep up with the work and go to the meetings when they can." "We have a similar body in our circle," said the Columbus reader, "and we consider that the work we do as individuals in reporting meetings to these shut-ins is no mean factor in our own benefit."

"I want to tell you about one of our working methods," said a Canadian secretary. "We have a fine system that spurs us wonderfully. We are fined five cents for tardiness or absence." "We have fines, too," cried another delegate, "and we have a festivity with the proceeds at the end of the season."

"Our opening meeting was delightful," said the Nebraskan from Grand Island. "Each one of us was given a program appropriately decorated with an ivy leaf, the Faculty for the English Year was introduced, a brief talk introduced the prospective year's work, and a package of prints gave us a glimpse of some of the characteristics of English art."

At this juncture excitement was caused by an oral bombshell cast into the meeting by one of the members. "The Chautauqua spirit has gone to parts unknown," she declared. A hubbub of disapproval rose at once, which calmed only when the delegates noticed that the thrower of the bomb was wearing a broad smile. Then they gave her a chance to speak again. "I say 'parts unknown,'" she continued, "because I don't believe that many of you know where Lakeview, Oregon, is." "Is the Chautauqua spirit there?" asked some one with dawning understanding. "Assuredly it is. We have an enthusiastic circle and the fact that we are sixty miles from the nearest railroad town seems to sharpen our enthusiasm." "How did you happen to begin?" asked Pendragon. "A former Des Moines reader came to the town to live, and brought the good news with her. She organized a group of nine the first year and this year we have seventeen." "I've no doubt that you feel already as I do," said a member from San Jose, California. "I could not do without Chautauqua. It would leave a vacuum in my life." "Even we new-born babes of the Round Table Circle of Centre Moriches, New York, feel that already."

Everybody hailed the newcomer. Then the delegate from Pacific Grove, California, laid on the table a collection of old English copper coins which had made interesting a recent meeting of the Vincent Circle. Among them were "ha'penny," penny, and "tup-penny" pieces of the reigns of James II (1690), William and Mary (1694), George II (1730), and George III (1771, 1797, and 1805). "I should hate to have to carry about a pocket full of these," said a member weighing them on the letter scale. "The penny weighs an ounce, and the large pieces two ounces." "We should all be willing to struggle with gold pieces of the same weight," laughed Pendragon, "but nevertheless these coins make an interesting connecting link with the old days about which we are studying this year."

## Talk About Books

THE SILENT ISLE. By Arthur Christopher Benson. New York: G. P. Putnam's Sons. 444 pp. Price, \$1.50 net.

We can let the author of this book, Arthur Christopher Benson, state his own case for us as he does in the Epilogue of his new collection of essays, "The Silent Isle." "This book is a record of an experiment in happiness. I had the opportunity, and I took it, of arranging my life in every respect exactly as I desired. It was my design to live alone in joy; not to exclude others, but to admit them for my pleasure and at my will. I thought that by desiring little, by sacrificing quantity of delight for quality, I should gain much. And I will as frankly confess that I did not succeed in capturing the tranquility I desired. I found many pretty jewels by the way, but the pearl of price lay hid." Then we turn back the pages and follow the experiment through Mr. Benson's easy, flowing prose, illuminated with humor, brightened with telling metaphors and punctured with keen thrusts which lay bare our half admitted theories of life. In his first joy of the new experiment in the peace of the "Silent Isle" the author touches off with delicate humor the futile activities of frail humanity struggling to realize itself:

"It is not as though we content ourselves with the necessary work of the world; we multiply vain activities, we turn the songs of poets and the words of the wise into dumb-bells to toughen our intellectual muscles; we make our pastimes into envious rivalries and furious emulations." Most interesting is it to note some indications of the breaking down of the experiment. Contact with an old acquaintance who is "face to face with one of the unfathomable facts of life" has a tonic effect. "We are set in life to feel insecure, or at all events to gain stability and security of soul; not to prop up our failing and timid senses upon the pillows of wealth and ease and circumstance."

Then come short chapters on experiences with neighbors or visitors or those whom the experimenter visits, and we get a whole gallery of portraits sketched with humor and pathos and often with perplexity. From people of today the author's road winds out into the farther distance and discovers the people of the past who have left us their heritage of cathedrals and castles with strange stories of the world-old struggle for happiness. And as we sum it all up the book seems a delightful mixture of nature and man, poets, cathedrals, and kindly, keen, sometimes scathing criticisms of conventions with the "false conscience satisfied while the real conscience is drugged." Finally the author gives us to understand that his experi-

ment has been, after all, blocked by "the silent entry of Fate." Perhaps it is this failure of the experiment that seems to have robbed Mr. Benson of some of his accustomed spontaneity so that "The Silent Isle" though by no means lacking in charm, has not quite the flavor of some of his earlier works.

**ROUTLEDGE RIDES ALONE.** By Will Levington Comfort. Philadelphia: J. B. Lippincott Company. Price, \$1.50. 1910.

A tale of the Russo-Japanese war with war correspondents for its characters has been worked out in a style of somewhat laborious cleverness in "Routledge Rides Alone" by Will Levington Comfort. The hurly burly of war with its furies and its pettinesses is the mental residuum after reading the story of the discredited newspaper man and the woman he loves who is the daughter of the man who has brought discredit upon him. Some of the featured incidents, such as that of the famine in India, are vividly done, though more for the purpose of using the author's supply of good "copy" than because they bear on the plot. The cover is decorated with a not unattractive picture of the heroine and the oft-mentioned "great frieze coat."

**AN INTRODUCTION TO SHAKESPEARE.** By H. N. MacCracken, F. E. Pierce, W. H. Durham, all of the Department of English Literature in the Sheffield Scientific School of Yale University. 222 pp. 5x7. 90 cents. New York: The Macmillan Company. 1910.

To the Shakespearian layman "An Introduction to Shakespeare" is both interesting and comprehensive. The first four chapters are delightful reading, dealing in turn with Shakespeare's life, English drama before Shakespeare, the Elizabethan Theater, and Elizabethan London. Essential history is given, though briefly, of the growth of the modern drama from its origin in the services of the Church, its gradual removal from the church to the churchyard or market place under the name of Miracle and Morality Plays, with the appearance of the Interludes. Chapters are given to Shakespeare's non-dramatic works, the sequence of his plays, and his development as a dramatist. Thirty or more of his plays, divided into four periods—imitation and experiment, comedy and history, tragedy, romance—are outlined, with comments as to the probable date and source of the works. Valuable bibliography is given at the end of each chapter. The title page of the "First Folio, 1623," is used as a frontispiece.

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